

City of Arts & Innovation

City of Riverside

Planning Commission

3900 Main St. Riverside, CA 92522 Planning Division (951) 826-5371

2,191st Meeting

Agenda - Revised

Meeting Date: Thursday, April 4, 2019	9:00 AM	City Hall - Art Pick Council Chamber
Publication Date: Monday, March 25, 2019		Originally Published: March 22, 2019

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive and livable community

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time, but may be heard later in the meeting.

City of Riverside Planning Commission action on all items may be appealed to the City Council within ten calendar days after the decision. Contact the Planning Division at (951) 826-5371 for further information.

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CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

1 Public Comments: This portion of the agenda will be limited to a cumulative total of 15 minutes, with individual speakers limited to a maximum time limit of 3 minutes. Further discussion of any matter beyond 15 minutes will be continued to following the public hearing calendar or scheduled for a later agenda. If there is no one from the audience wishing to speak, the Commission will move to the next order of business.

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

2 PLANNING CASES P18-0246 (RZ), P17-0638 (CUP), P18 0247 (CUP), P18-0248 (CUP), P19-0160 (VR) AND P17-0639 (DR): (Continued from March 21, 2019) Proposal by Eric LeVaughan of Sater Oil Group, LLC. to consider the following entitlements: 1) a Zoning Code Amendment to rezone 9.54 acres from BMP -Business and Manufacturing Park Zone and PF - Public Facilities Zone to CR -Commercial Retail Zone; 2) a Conditional Use Permit to permit the construction of a vehicle service station consisting of a 4,872 square foot canopy with 16 fuel a 1,152 square foot automated carwash, and a 3,800 square foot stations. convenience store in conjunction with the off sale of beer and wine (Type 20 alcohol license); 3) a Conditional Use Permit to permit the construction of a 3,750 square foot drive-thru restaurant; 4) a Conditional Use Permit for the construction of 4,990 square foot multi-tenant building with a drive-thru; 5) a Variance to allow off-sale of alcohol within 600 feet of a public park; and 6) a Design Review of project plans. The project site is situated on the southwest corner of Van Buren Boulevard and Jurupa Avenue, in Ward 7. The Planning Division of the Community and Economic Development Department has determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program be adopted. Contact Planner: Alyssa Berlino (951) 826-5628, aberlino@riversideca.gov

Attachments: Report

Exhibits 3 -11 Presentation

CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered routine by the Planning Commission and may be enacted by one motion in the form listed below. There will be no separate discussion of these items unless, before the Planning Commission votes on the motion to adopt, Members of the Planning Commission or staff request specific items be removed from the Consent Calendar for separate action. Removed consent items will be discussed following the Discussion Calendar. 3 The minutes of March 21, 2019 to be presented for approval.

Attachments: PC Minutes 3-21-19

4 Planning Commission Attendance - That the Planning Commission excuse the absence of Omar Zaki due to business, Kerry Parker due to business and Sean Mill due to business, from the March 21, 209 regular meeting of the Planning Commission.

DISCUSSION CALENDAR

This portion of the Planning Commission Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

- 5 Planning Commission Rules for the Transaction of Business and the Conduct of Hearings
- Attachments: CPC Rules 2019 redline REVISED CPC Rules 2019 clean REVISED CPC Rules 2019 redline
- 6 Brown Act, Conflict of Interest and Ethics Training
- Attachments: Brown Act Presentation

COMMUNICATIONS

7 Items for future agendas and updates from City Planner and Planning Commissioners.

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The next Planning Commission meeting is scheduled for Thursday, April 18, 2019

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Sign up to receive critical information such as unexpected road closures, utility outages, missing persons, and evacuations of buildings or neighborhoods.

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Planning Commission Memorandum

Community & Economic Development Department

Planning Division

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PLANNING COMMISSION HEARING DATE: APRIL 4, 2019

AGENDA ITEM NO.: 2

PROPOSED PROJECT

Case Numbers	P18-0246 (Zoning Code Amendment - Rezoning)P17-0638 (Conditional Use Permit – Vehicle Fuel Station/Carwash)P18-0247 (Conditional Use Permit – Drive-Thru)P18-0248 (Conditional Use Permit – Commercial Building with Drive-Thru)P17-0639 (Design Review)P19-0160 (Variance)					
Request	To consider the following entitlem development: 1) Zoning Code Amendment to re Manufacturing Park Zone and PF Zone; 2) Conditional Use Permit to perm consisting of a 4,872 square foot f foot automated car wash, and a conjunction with the off-sale of b 3) Conditional Use Permit to perm restaurant (Steak 'n Shake); 4) Conditional Use Permit for the o building with a drive-thru; 5) Design Review of project plans	nents for construction of a commercial ezone 9.54 acres from BMP – Business and – Public Facilities Zone to CR – Commercial Retail hit the construction of a vehicle service station fueling canopy with 16 fuel stations, a 1,152 square 3,800 square foot convenience store in eer and wine (Type 20 Alcohol License); hit the construction of a 3,750 square foot drive-thru construction of 4,990 square foot multi-tenant s; and of alcoholic beverages within 600 feet of a public				
Applicant	Eric LeVaughan of Sater Oil Grou	p, LLC.				
Project Location	Situated on the southwest corner of Van Buren Boulevard and Jurupa Avenue	4924 Heren and a second				
APN	155-060-030, 155-030-031, 155- 060-032, and 155-060-033	L'AN ALIAGN AL				
Project area	9.54 Acres	JURUPA AV				
Ward	7					
Neighborhood	Airport					
General Plan Designation	C – Commercial and PF – Public Facilities/Institutional					
Zoning Designation	BMP - Business and Manufacturing Park Zone and PF – Public Facilities Zone					
Staff Planner	Alyssa Berlino, Assistant Planner 951-826-5628 <u>aberlino@riversideca.gov</u>					

RECOMMENDATIONS

Staff recommends that the Planning Commission:

- 1. **RECOMMEND that the City Council DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
- RECOMMEND that the City Council APPROVE Planning Cases: P18-0246 (Rezone), P17-0638 (Conditional Use Permit-Vehicle Service Station), P18-0247 (Conditional Use Permit-Drive Thru Restaurant), P18-0248 (Conditional Use Permit-Commercial Building with Drive Thru), P17-0639 (Design Review), and P19-0160 (Variance), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The 9.54-acre project site consists of four contiguous parcels, situated on the southwest corner of Van Buren Boulevard and Jurupa Avenue (Exhibit 3). Records show that in 2004, the site was rough graded and today is devoid of any vegetation. Surrounding land uses include undeveloped land to the north (across Jurupa Avenue), a light industrial business park to the east (across Van Buren Boulevard), a golf course and a light industrial business park to the south, and Hole Lake to the west.

As a matter of information, an Exchange, Disposition, and Development Agreement (EDDA) between the City of Riverside, Friends of Riverside Airport LLC, Van Buren Golf Center LLC, and Riverside Gateway Plaza was approved by City Council in May 2003 to facilitate the future development of commercial uses on the subject site. On June 5, 2018, City Council approved a Final Tract Map No. 31542 to subdivide the subject 9.54 acres into Lots 4, 5, 6, and 7. Upon recordation of the map, easements extending across the property were recorded for an existing sewer line, reclaimed water line, and vehicular access.

PROPOSAL

The applicant is requesting approval of a Zoning Code Amendment to rezone the 9.54-acre project site from BMP – Business and Manufacturing Park Zone and PF – Public Facilities Zone to CR – Commercial Retail Zone (Exhibit 4); Design Review of project plans; and three Conditional Use Permits and Design Review to develop 3.98 acres (Lots 4, 5, and 7) of the project site with a vehicle service station, drive-thru restaurant, and a multi-tenant commercial building with drive thru. A Variance is also requested to allow the off-sale of beer and wine at the proposed convenience store, located within 600 feet of Hole Lake, a public park.

The proposed commercial development includes the following:

- <u>Vehicle Service Station</u> The vehicle service station includes the construction of a 3,800 square foot convenience store with the off-sale of beer and wine (Type 20 license), a 4,872 square foot fuel canopy consisting of 16 fueling pumps, and a 1,152 square foot automated carwash. The entrance to the convenience store will be oriented towards Van Buren Boulevard. The carwash will be located immediately east of the convenience store. A total of 31 parking spaces are proposed with 4 dedicated for a self-service vacuum area.
- <u>Drive Thru Restaurant</u> The fast food restaurant (Steak 'n Shake) consists of 3,750 square feet of gross area with a drive-thru. The entrance to the drive-thru is located north of the building with

the pick-up window on the west side of the building, reducing the visibility of the drive-thru operations from Van Buren Boulevard. The drive-thru lane is 12 feet in width, 207 feet in length, and can accommodate 10 vehicles. The pick-up window will be screened from the private extension of Doolittle Avenue by a 3-foot high screen wall and decorative trellis. Steak 'n Shake proposes to provide an outdoor seating area located on the southeast side of the building. A total of 48 parking spaces are proposed on site.

<u>Multi-Tenant Commercial Building</u> – The multi-tenant commercial building consists of a 2,590 square foot restaurant with drive-thru and a 2,400 square foot retail space. The entrance to the drive-thru is located on the south side of the building with the pick-up window on the east side of the building. The drive-thru lane is 12 feet in width, 199 feet in length, and can accommodate 10 vehicles. The pick-up window will be screened from Van Buren Boulevard by a 3-foot tall screen wall and decorative trellis. An outdoor seating area is proposed on the north side of the building. A total of 36 parking spaces are proposed on site.

Elevations for the three buildings show a unified contemporary commercial architectural design with Tuscan influences, including tower elements, tile roofing material, and a neutral color scheme. Storefronts are recessed within archways ornamented with molding and a faux keystone design. Prominent finish materials include stucco with scoring lines and tile inlays, stacked stone veneer, and architectural metal canopies at the entrances.

The project site is accessible by three two-way driveways. Two driveways will be located on Jurupa Avenue and one driveway on Van Buren Boulevard. A private extension of Doolittle Avenue extends from Jurupa Avenue to the southern portion of the project site to connect Doolittle and Jurupa Avenues for public access. Each parcel is connected by shared drive aisles, which allow for reciprocal access.

The conceptual landscape plan includes multiple species of shade and accent trees, shrubs and ground covers. Plans include a 3-foot tall stucco and stone veneer garden wall with two trellis structures at the corner of Van Buren Boulevard and Jurupa Avenue. A 20-foot landscape setback is provided along Jurupa Avenue; landscape setbacks consisting of 16 to 36 feet in width are provided along Van Buren Boulevard, which accommodates a separation and screening of the gas station operations from the public right-of-way.

PROJECT ANALYSIS

Authorization and Compliance Summary

City Policy and Regulations	Consistent	Inconsistent
General Plan 2025		
The General Plan Land Use designation for the site is C – Commercial and PF – Public Facilities and Institutional Uses (Exhibit 5). The Commercial land use designation provides for retail, sales, service, and office uses that serve multiple neighborhoods within the City. The PF – Public Facilities and Institutional Uses provides for schools, hospitals, libraries, utilities, the municipal airport and government institutions.		
	\checkmark	
The project is consistent with the Commercial land use designation and the following Objectives and Policies, and furthers the intent of the General Plan 2025:		
Objective LU-15: Recognize Van Buren Boulevard as a significant		
parkway, linking neighborhoods along its path to the Santa Ana		
River, the Arlington Heights Greenbelt, Victoria Avenue and the		
California Citrus State Historic Park.		

City Policy and Regulations	Consistent	Inconsistent
Objective LU-21: Attractively develop the City's major gateways to create a stronger sense of City identity.		
This project is not consistent with the PF land use designation. A General Plan Amendment was not required for consistency with the proposed CR – Commercial Retail Zone because this project was submitted to the City in 2018, prior to the adoption of Senate Bill 1333 (effective January 1, 2019) requiring General Plan and Zoning s consistency for Charter Cities.		
Zoning Code Land Use Consistency (Title 19) The proposed CR – Commercial Retail Zone allows for broad range of indoor oriented retail sales and service, and office uses as either stand- alone businesses or as part of commercial centers or office developments. The CR – Commercial Retail Zone allows for retail uses by right and vehicle fuel stations, carwashes, and drive-thru businesses subject to the approval of a Conditional Use Permit and compliance with site location, operation, and development standards applicable to those uses.	Ø	
With the exception of a Variance requested to allow a reduced separation between a vehicle fuel station and a public park for the off-sale of alcoholic beverages, and a Modification to allow the fuel canopy to be closer than 20 feet from the interior side property line, this proposal is consistent with all applicable development standards of the Zoning Code.		
<i>Compliance with Citywide Design & Sign Guidelines</i> The proposed project substantially meets the objectives of the Citywide Design Guidelines for new commercial development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, and landscaping. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.	V	
<i>Compliance with the Riverside Municipal Airport Land Use Compatibility</i> <i>Plan</i> The proposed project is located in Zones B1 (Inner Approach/Departure Zone) and Zone C (Extended Approach/Departure Zone) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP), which are both identified as having a potential conflict, restricting the intensity of uses to 25 people/ acre in the B1 Zone, and 75 people/ acre in the C Zone. Uses consistent with the zones are typically heavy industrial in the B1 Zone and light industrial related uses in the C Zone.	V	
This project has been determined to be exempt from ALUC review as it is consistent with the EDDA, approved in 2003. Specifically, on May 9, 2017, ALUC Staff recognized that the commercial uses identified in the Exchange, Disposition, and Development Agreement (EDDA) qualify as "existing land uses"; therefore, ALUC Staff acknowledged that a commercial development on this site is exempt from ALUC review.		

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS VEHICLE FUEL STATION AND CARWASH

Chapter 19.110.030 Commercial and Office Development Standards for the CR-Commercial Retail Zone							
Standard			Proposed	Consistent	Inconsistent		
Floor Area Ratio		0.50	0.14	\checkmark			
Lot Requirements	Lot Size	20,000 sq. ft.	69,920 square feet	\checkmark			
	Lot Width	60 feet	117 feet				
	Lot Depth	100 feet	249 feet				
Duilding Hoight	Convenience Store	75 foot	30 feet 6 inches	\checkmark			
Building Height	Carwash	75 feet	20 feet 5 inches	\checkmark			
	Front	0 feet	71 feet	\checkmark			
Cathaaka	Interior Side	0 feet	13 feet 6 inches	\checkmark			
Setbacks	Street Side	0 feet	42 feet	\checkmark			
	Rear	0 feet	53 feet	\checkmark			

Chapter 19.410 Vehicle Fuel Station Site Location, Operation, and Development Standards							
Standard			Proposed	Consistent	Inconsistent		
Lot Area	1 acre		1.60 acres	\checkmark			
Frontage	Located on Arterial Street		Van Buren Boulevard Jurupa Avenue				
Landscape	Jurupa Avenue	10 foot	20 feet	\checkmark			
Setback	Van Buren Boulevard	10 feet	38 – 46 feet	\checkmark			
	Front		71 feet	\checkmark			
Canopy	Interior Side	20 feet	42 feet	\checkmark			
Setback	Street Side	zuieel	13.5 feet		\checkmark		
	Rear		182 feet	\checkmark			
Building Height	Convenience Store	35 feet	30 feet 6 inches	V			

Chapter 19.425 Vehicle Wash Facilities Site Location, Operation, and Development Standards						
Standard			Proposed	Consistent	Inconsistent	
Frontage	Direct access to an an collector street	rterial or	Van Buren Boulevard: 120-foot arterial Jurupa Avenue: 110-foot arterial	Ø		
Circulation	Traffic circulation patt shall be designed to preclude traffic congo on public streets and safe ingress, egress ar movement of on-site t	estion provide nd	Adequate circulation and safe ingress and egress movements	Ø		
Landscape	Jurupa Avenue	10 feet	20 feet	\checkmark		
Setback	Van Buren Boulevard	loieet	38 – 46 feet	\checkmark		

Chapter 19.425 Vehicle Wash Facilities Site Location, Operation, and Development Standards							
Standard		Proposed	Consistent	Inconsistent			
Noise	Noise shall comply with Title 7 of the Municipal Code	The project will operate in compliance with Title 7 of the Municipal Code	\checkmark				
Water Runoff	Water flow shall be confined to the site	Water flows are being confined to the site					

Chapter 19.450 Alcohol Sales Site Location, Operation, and Development Standards						
Standard			Proposed	Consistent	Inconsistent	
	Residential Zone or Use	100 feet	RE - Residential Estate Zone (located across Jurupa Avenue): 110 feet	M		
Setbacks	Schools, Assemblies of People-Non Entertainment Facilities, Public Park	600 feet	City Park Property (Hole Lake: 290 feet			
	Other Off-Sale Licenses and Supportive Housing	1,000 feet	Cardenas Market (6350 Van Buren Boulevard: 4,600 feet	V		

California Department of Alcoholic Beverage Control (Census Tract 410.04) Off-Sale Alcohol Licenses						
Standard		Existing Licenses		Total Number of Existing and Proposed Licenses	Consistent	Inconsistent
Maximum Number of Off-sale Licenses	2	0	1	1	V	

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS DRIVE-THRU RESTAURANT (STEAK 'N SHAKE)

Chapter 19.110.030 Commercial and Office Development Standards for the CR-Commercial Retail Zone						
Standard			Proposed	Consistent	Inconsistent	
Floor Area Ratio		0.50	0.07	\checkmark		
	Lot Size	20,000 square feet	55,292 square feet	Ø		
Lot Requirements	Lot Width	60 feet	217 feet	V		
	Lot Depth	100 feet	250 feet	V		
Building Height		75 feet	27 feet	\checkmark		
	Front	0 feet	155 feet	\checkmark		
Yard Setbacks	Interior Side	0 feet	55 Feet	V		
	Rear	0 feet	39 feet	V		
Landscape Setback		15 feet	Van Buren Boulevard: 24 feet	V		

Chapter 19.475 Drive-Thru Business Site Location, Operation, and Development Standards							
Standard		Proposed	Consistent	Inconsistent			
	100 feet	217 feet	\checkmark				
Frontage	Located on Arterial Street	Van Buren Boulevard: 120-foot arterial	\checkmark				
	Length: 180 feet	207 feet	\checkmark				
	Stacking: 10 vehicles	10 vehicles	\checkmark				
Drive-Thru Lane Standards	Width: 12 feet	12 feet	\checkmark				
	Drive-thru lane screening	A 3-foot high masonry screen wall with decorative trellises, and landscaping	\checkmark				
Landscape	Van Buren Boulevard:15 feet	24 feet					
Setbacks	Between Drive-Thru and Parking Lot: 5 feet	5 feet	V				

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS MULTI-TENANT COMMERCIAL BUILDING

Chapter 19.110.030 Commercial and Office Development Standards for the CR-Commercial Retail Zone					
Standard			Proposed	Consistent	Inconsistent
Floor Area Ratio	0.50		0.10		
Lot Requirements	Lot Area	20,000 square feet	47,999 square feet	\checkmark	
	Lot Width	60 feet	269 feet	\checkmark	
	Lot Depth	100 feet	216 feet	\checkmark	
Building Height - Maximum	75 feet		25 feet 2 inches	V	
	Front	0 feet	28 feet	\checkmark	
Minimum Yard Setbacks	Interior Side	0 feet	26 feet	\checkmark	
	Rear	0 feet	118 feet	\checkmark	
Landscape Setback	15 feet		Van Buren Boulevard: 16 feet	\checkmark	

Chapter 19.475 Drive-Thru Business Site Location, Operation, and Development Standards				
Standard		Proposed	Consistent	Inconsistent
Frontage	100 feet	269 feet	\checkmark	
	Located on Arterial Street	Van Buren Boulevard: 120-foot arterial	\checkmark	
Drive-Thru Lane Standards	Length: 180 feet	199 feet	\checkmark	
	Stacking: 10 vehicles	10 vehicles	\checkmark	
	Width: 12 feet	12 feet	\checkmark	
	Drive-thru lane screening	A 3-foot high masonry screen wall with decorative trellises and landscaping	V	
Landscape Setbacks	Van Buren Boulevard:15 feet	16 feet	\checkmark	
	Between Drive-Thru and Parking Lot: 5 foot	5 feet	V	

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

PARKING AND LOADING

Chapter 19.580 Parking and Loading Development Standards					
Standard			Proposed	Consistent	Inconsistent
Vehicle Fuel	Vehicle Fuel Station with Convenience Store: 1 space/250 sq. ft.	3,800 sq. ft.: 16 spaces	31	নি	П
Station	Vehicle Fuel Station with Car Wash: 1 space/washing bay	1 washing bay: 1 space	spaces	V	
Steak 'n Shake	Restaurant: 1 space/100 sq. ft.	3,750 sq. ft.: 38 spaces	48 spaces	\checkmark	
Multi-Tenant Commercial Building	Retail: 1 space/250 sq. ft. Restaurant: 1 space/100 sq. ft.	2,400 sq. ft.: 10 spaces 2,590 sq. ft.: 26 spaces	36 spaces	Ø	
Total		91 spaces	115 spaces	V	

MODIFICATIONS/CONDITIONAL USE PERMIT AND VARIANCE JUSTIFICATION AND FINDINGS SUMMARY

Modification

The applicant is requesting a modification to one standard related to the 20-foot setback for the fuel canopy. Section 19.410.060 of the Zoning Code allows for the modification of development standards through the consideration of a Conditional Use Permit. The Applicant has provided justifications for the requested modification. Staff has prepared the following supplemental justifications in support of the modification:

The Zoning Code requires that vehicle fuel station canopies be set back a minimum of 20 feet from all property lines. In this instance, the proposed fuel canopy is proposed 13 ½ feet from the north property line, facing Jurupa Avenue, and 71 feet from the front (east) property line, facing Van Buren Boulevard. Staff supports the modification for the following reasons:

1) The proposed canopy setback allows for efficient on-site circulation and adequate access to the site;

2) The reduced setback only occurs in the area adjacent to the corner of the canopy due to the orientation of the canopy in relationship to the site; and

3) The remainder sides of the canopy meet or exceed the 20-foot setback requirement.

In conclusion, allowing a small area of the canopy to be set back 13 ½ feet from the north property line will not be detrimental to the surrounding area.

Variance Findings

The Zoning Code establishes a minimum 600-foot separation between the off-sale of alcoholic beverages and public parks (Exhibit 6). This project includes the off-sale of alcoholic beverages within approximately 290 feet of Hole Lake, a property identified as an undeveloped public park, owned and maintained by the Parks, Recreation, and Community Services Department.

The applicant provided justifications in support of the Variance request (Exhibit 10). Staff is able to make the necessary findings in support of the Variance request to allow the off-sale of alcoholic beverages within 600 feet of a public park. While the project site is located within 600 feet of Hole Lake, the property is an undeveloped park and this project will not negatively impact park patrons.

Rezoning and Conditional Use Permits

Rezoning the property to CR Zone will facilitate a commercial development compatible with the surrounding neighborhood and allow the site to be developed in accordance with the Exchange, Disposition, and Development Agreement approved by the City Council on May 23, 2003.

The proposed vehicle fuel station with the off-sale of beer and wine and car wash facility is an appropriate use for the intersection of Van Buren Boulevard and Jurupa Avenue. Currently, the closest vehicle fuel stations are over a mile away on Arlington Avenue, to the south of the project site, and on Limonite Avenue, which is located outside of the City boundaries. Off-sale of beer and wine are an incidental use to a vehicle fuel station and there are currently no off-sale alcohol licenses for the census tract where the business will be located.

The proposed drive-thru restaurant (Stake n' Shake) and multi-tenant commercial building with drive thru are complimentary uses to the nearby residential uses and the uses proposed within the commercial development. The site has been designed with adequate vehicular access and internal circulation. The two commercial buildings include adequate screening of the drive thru operations by placing the drive thru in the rear of the restaurant building and providing a 3-foot high masonry screen wall and landscaping on the easterly side of the drive thru serving the multi-tenant commercial building. For the reasons stated above, Staff can support the proposed uses, Variance, and Modifications.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) and Mitigation and Monitoring Reporting Program (MMRP) have been prepared for this project in accordance with Section 15074 of the California Environmental Quality Act (CEQA) Guidelines (Exhibit 11). The CEQA documentation states the proposed project will not have a significant effect on the environment, subject to implementation of the Mitigation Monitoring and Reporting Program (MMRP).

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of the Staff Report, Staff has received no responses regarding this project.

APPEAL INFORMATION

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

EXHIBITS LIST

- 1. Staff Recommended Findings
- 2. Staff Recommended Conditions of Approval
- 3. Location Map
- 4. Existing and Proposed Zoning Map
- 5. General Plan Map
- 6. Distance Requirements Map
- 7. Project Plans (Site Plan, Preliminary Grading Plan, Floor Plans, Building Elevations, Screen Wall Plans, Conceptual Landscape Plans)
- 8. Existing Site Photos
- 9. Security Plan
- 10. Applicant Prepared Variance Justifications
- 11. Draft Mitigated Negative Declaration

(Color/Material Board to be available at the City Planning Commission Meeting)

Prepared by: Alyssa Berlino, Assistant Planner Reviewed by: Patricia Brenes, Principal Planner Approved by: Mary Kopaskie-Brown, City Planner



COMMUNITY & ECONOMIC DEVELOPMENTDEPARTMENT PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

FINDINGS

PLANNING CASES: P18-0246 (Zoning Code Amendment – Rezoning), P17-0638 (Conditional Use Permit), P18-0247 (Conditional Use Permit), P18-0248 (Conditional Use Permit), P17-0639 (Design Review), and P19-0160 (Variance)

A. Zoning Code Amendment (Rezoning) Findings Pursuant to 19.810.040

- 1. The proposed Zoning Code Amendment (Rezoning) is consistent with the goals, policies, and objectives of the General Plan;
- 2. The proposed Zoning Code Amendment (Rezoning) will not adversely affect surrounding properties; and
- 3. The proposed Zoning Code Amendment (Rezoning) will promote public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

B. Conditional Use Permit Findings Pursuant to Chapter 19.760.040 (Vehicle Fuel Station, Car Wash, and Off-Sale of Alcoholic Beverages; Drive Thru Restaurant; and Multi-Tenant Commercial Building with Drive Thru)

- 1. The proposed project is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- 2. The proposed project will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
- 3. The proposed project will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.

C. Vehicle Fuel Station Findings Pursuant to Chapter 19.410.030

- 1. That the vehicle fuel station will not substantially increase vehicular traffic on streets in a residential zone, and that the vehicle fuel station will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.
- 2. That the vehicle fuel station will not substantially lessen the usability of adjacent or nearby commercially-zoned property for commercial use by interfering with pedestrian traffic.
- 3. That the vehicle fuel station will not create increased traffic hazards to pedestrians when located near a school, assemblies of people—non-entertainment or assemblies of people entertainment.
- 4. That the vehicle fuel station site is served by streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by such service station use.

5. That the vehicle fuel station site is adequate in size and shape to accommodate said use, and to accommodate all yards, walls, parking, landscaping and other required improvements.

D. Drive-thru Business Findings Pursuant to Chapter 19.475.050

- 1. The drive-thru businesses will not substantially increase vehicular traffic on streets in a residential zone.
- 2. The drive-thru businesses will not substantially lessen the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic.
- 3. The drive-thru businesses will not create increased traffic hazards to pedestrians.
- 4. The sites are of adequate in size and shape to accommodate the drive-thru businesses and to accommodate all yards, walls, parking, landscaping and other required improvements.
- 5. The drive-thru businesses will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.

E. Variance – Justification Findings Pursuant to Chapter 19.720.040

1. <u>Request:</u> To allow the off-sale of alcoholic beverages within 600 feet of a public park. The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code.

The proposed project <u>complies</u> with this finding. Strict application of the Zoning Code would require a 600-foot separation from a public park. The request complies with the purpose and intent of alcohol sales development standards (Chapter 19.450) of the Zoning Code, which is to regulate the sale of alcohol in such a way that compatibility with surrounding uses and properties will be ensured, and any associated impacts are avoided.

In this instance, the proposed exterior wall of the convenience store is located approximately 290 feet west of the property line of the public park (Hole Lake). The sale of beer and wine is a standard incidental use to the sale of motor vehicle fuel and will provide an additional convenience for customers. The Zoning Code limits the maximum percentage of beer and wine sales to total store sales to 30 percent on a retail basis during any consecutive twelve-month period. Furthermore, the project is conditioned prohibiting the sale of cold single units of beer or fortified wine/liquor.

Furthermore, the entire project site is located within 600 feet of a public park, there is not an opportunity to relocate the convenience store on site, in order to meet the separation requirement. Thus, strict application of the Code would result in a practical difficulty or unnecessary hardship in the development of this property.

2. There are exceptional circumstances or conditions applicable to this property or to the intended use or development of this property which do not apply generally to other property in the same zone or neighborhood.

The proposed project <u>complies</u> with this finding. The project site is located approximately 290 feet from Hole Lake, however, it is an undeveloped park. The intent of the provision is to prevent the consumption of alcohol within a park and ensure intoxicated persons do not interfere with the park-goers ability to enjoy the park. Because there are no existing improvements the park is considered undeveloped.

3. The granting this request will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

The proposed project <u>complies</u> with this finding. The sale of beer and wine will be incidental to the primary use and will provide an additional convenience for customers. The Riverside Police Department recommends conditions of approval requiring the use of security cameras, the continued upkeep of the property, and the prohibition of loitering. In addition, a notice was sent to property owners within 1,000 of the project site and no responses have been received regarding this request. Therefore, the granting of the Variance will not have a detrimental impact on the neighborhood.

4. The granting the request will not be contrary to the objectives of the General Plan.

The proposed project <u>complies</u> with this finding. Based on the scope of the requested variance, the granting of this request will not be contrary to the objectives of the General Plan 2025.



COMMUNITY & ECONOMIC DEVELOPMENTDEPARTMENT

PLANNING DIVISION

EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES:P18-0246 (Zoning Code Amendment – Rezoning), P17-0638 (Conditional Use Permit), P18-0247 (Conditional Use Permit), P18-0248 (Conditional Use Permit), P17-0639 (Design Review), and P19-0160 (Variance) Case Specific

Planning Division

- 1. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Program in the Mitigated Negative Declaration, shall be satisfied.
- 2. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case except for any specific modifications that may be required by these conditions of approval.
- 3. The applicant is advised that the business or use for which this Conditional Use Permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
- 4. Advisory: Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Grading Permit Issuance:

- 5. Zoning Code Amendment (P18-0246) shall be finalized and/or adopted.
- 6. A Covenant and Agreement shall be recorded for reciprocal access and maintenance of common areas, subject to review and approval of the Planning Division and City Attorney's Office.
- 7. MM BIO-1: Prior to the issuance of a grading permit, a focused burrowing owl survey shall be conducted during the burrowing owl breeding season (March 1 through August 31) in compliance with the MSHCP survey instructions for the burrowing owl (Riverside County Environmental Programs Department, 2006). If the survey reveals burrowing owl is not present, no further work in this regard is required other than preparation and submittal of a final report consistent with the MSHCP survey instructions.

If the survey reveals burrowing owl is present, construction shall be delayed until the species has departed from the site or has been relocated in accordance with the procedures contained in the MSHCP survey instructions. Once the species has departed from the site or has been relocated, a final report shall be prepared and submitted consistent with the MSHCP survey instructions.

8. **MM BIO-2:** Prior to the issuance of a grading permit, a pre-construction survey for the burrowing owl shall be conducted by a qualified biologist within 30 days prior to the start of project construction/ground-breaking activities. If no active burrows are detected, no further work in this regard is required.

If active burrowing owl burrows are determined to be present during the non-breeding season (September 1 to January 30), the burrow(s) shall be flagged and a 160-foot buffer shall be created around the burrow(s). The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity. During the non-breeding season, the burrowing owl may be passively excluded based on California Department of Fish and Wildlife-approved methods and the burrow can be excavated prior to construction. If active burrowing owl burrows are determined to be present during the breeding season (February 1 to August 31), the burrow(s) shall be flagged and a 500-foot buffer shall be created around the burrow(s). The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity. No work shall occur within 500 feet of the burrow unless a reduced buffer area is determined to be acceptable by a qualified biologist's notification to the City of Riverside

- 9. MM-CUL-1: Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and interested tribes to discuss any review proposed changes and any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised.
- 10. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
 - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.
 - e. The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
 - ii. Suspend all grading activities when wind speeds exceed 25 miles per hour.

- iii. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
- iv. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
- v. Wash off trucks and other equipment leaving the site;
- vi. Replace ground cover in disturbed areas immediately after construction; and
- vii. Keep disturbed/loose soil moist at all times.

Prior to Ground Disturbance:

- 11. **MM BIO-3:** If project activities are planned during the bird nesting season (February 15 to August 31), a pre-construction nesting bird survey shall be conducted within 3 days prior to construction. Should nesting birds be found, an exclusionary buffer will be established by the biologist. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found. This buffer will be clearly marked in the field by construction personnel under guidance of the biologist, and construction or clearing will not be conducted within this zone until the biologist determines that the young have fledged or the nest is no longer active.
- 12. MM-CUL-2: Archaeological and Paleontological Monitoring: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

The project archaeologist, in consultation with interested tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:

- a. Project grading and development scheduling;
- b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
- c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;
- d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and
- e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-4.

During Grading and Construction Activities:

13. MM CUL-3: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for

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this project, the following procedures will be carried out for treatment and disposition of the discoveries:

- a. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
- b. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:
 - i. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
 - ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
 - iii. If more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and
 - iv. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and interested tribes.
- 14. **MM CUL-4: Cultural Sensitivity Training:** The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
- 15. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00

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a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.

- 16. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
- 17. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 18. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- 19. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by SCAQMD Rule 403;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;
 - f. Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
- 20. The applicant shall be responsible for erosion and dust control during construction phases of the project.
- 21. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Building Permit Issuance:

- 22. **Staff Required Plot Plan Conditions:** Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
 - a. The property lines shall be consistent with Tract Map No. 31542.
 - b. Verify that all internal drive aisles have a minimum width of 24 feet and all parking stalls are a minimum 9 feet in width by 18 feet in depth;
 - c. A minimum 12-inch concrete walkway, including curb width, shall be provided along the sides of landscape planters whenever the side of a parking stall is adjacent to it; and
 - d. Provision for handicap accessible parking as deemed necessary by Building and Safety Division.

- 23. The Security Plan shall be amended to clarify how surveillance video will be stored and whom would have access to the surveillance video to the satisfaction of the Planning Division and Police Department.
- 24. **MM NOI-1:** Prior to issuance of building permits, Planning staff, or designee, shall verify that all site owners and/or leases implement an informational plan to limit engine idling for all delivery vehicles and moving trucks to 5 minutes or less.
- 25. **MM NOI-2:** Prior to the issuance of building permits, Planning staff, or designee, shall verify that all rooftops are designed to include a minimum 3-foot parapet wall along the rooftop of all buildings to shield HVAC equipment.
- 26. **MM NOI-3:** Prior to issuance of building permits, Planning staff, or designee, shall verify that the car wash openings (e.g. doors) for the vacuum turbine enclosure are directed away from the southern property line (towards center of site).
- 27. **MM NOI-4:** Prior to issuance of building permits, Planning staff, or designee, shall verify that the design of the project incorporates best available noise reducing technology such as mufflers, shrouds, acoustic baffles, acoustic silencers and/or variable frequency drives for vacuum turbines, and blow dryer system. In addition, the vacuum system must incorporate tight seals/fittings for crevice tools and claws, per the manufacturer's design.
- 28. **MM NOI-5:** Prior to issuance of building permits, Planning staff, or designee, shall verify that the design of the speakerphone system incorporates automatic volume control (AVC). The AVC will adjust the outbound volume based on the outdoor ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system.
- 29. Plans submitted for Plan Check review should specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest preventer possible, be painted green, and consist of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
- 30. An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material. Freestanding light standards within 50 feet of residentially zoned property shall be no more than 14 feet in height.
- 31. Roof and building mounted equipment shall be fully screened from the public right-ofway. Screening material shall be at least as high as the proposed roof mounted equipment and shall be architecturally integrated with the proposed structure.
- 32. Ground mounted equipment shall be fully screened from the public right-of-way.
- 33. The landscaping, irrigation and sign plans shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and

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filing fees are required. The landscaping and irrigation plans must be submitted prior to building permit issuance.

Prior to Release of Utilities and/or Occupancy:

- 34. **MM TRA-1:** Prior to the issuance of the first certificate of occupancy, the applicant shall improve the Van Buren Boulevard/Jurupa Avenue intersection by restriping/widening the eastbound Jurupa Avenue approach from one left turn lane, one through lane, and one shared through/right turn lane to consist of two left-turn lanes, one through lane, ad one shared through/right-turn lane.
- 35. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Call Alyssa Berlino at (951) 826-5628 to schedule the final inspection at least one week prior to needing the release of utilities. Additional plant material may be required upon final inspection if better coverage is needed.

Operational Conditions:

- 36. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.
- 37. All operations shall be in compliance with Title 7 (Noise Control) of the Riverside Municipal Code.
- 38. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
- 39. No outdoor pay phones shall be permitted on the premises.
- 40. The owner and/or occupant shall be liable for the cost of excessive police service or response in accordance with Chapter 9.60 of the Riverside Municipal Code.
- 41. Operations outside the vehicle fuel station building shall be limited to the dispensing of gasoline, oil, air and water.
- 42. All storage and display of merchandise and supplies must be conducted within the vehicle fuel station building. Any tank or display provided for the incidental sale of propane or similar material shall be fully screened from view from any public right-of-way.
- 43. No vehicles shall be parked on the vehicle fuel station premises other than those of persons attending to business on the site, vehicles being serviced for customers, vehicles of employees, and other service vehicles used in the operation of the station. No vehicle may be parked on the premises and offered for sale.

Standard Conditions

- 44. There shall be a two-year time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
- 45. The Rezoning, Conditional Use Permits and Design Review, may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved

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extensions, the original Approving or Appeal Authority may grant one final permit extension of up to two years following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). A public hearing notification fee is required of the applicant in such case in addition to a time extension fee. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

- 46. Within 30 days of approval of this case by the City, the developer 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 approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
- 47. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
- 48. The applicant shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
- 49. This permit is issued based upon the plans and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
- 50. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
- 51. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.

Fire Department

52. An automatic fire sprinkler system is required by City Ordinance 16.32.080. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.

Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.

- 53. Public fire hydrants on Doolittle Avenue shall be spaced a maximum of 350 feet apart. All required public and private fire hydrants shall be installed and in service prior to release of building permits.
- 54. Provide for fire department access to the facility. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
- 55. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
- 56. Construction plans shall be submitted and permitted prior to construction.
- 57. Fire Department access shall be maintained during all phases of construction.

Parks, Recreation & Community Services – Park Planning

Prior to Grading/Street Improvement Permit and Grading Permit Issuance:

58. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.

Police Department

Operational Conditions:

Alcohol

- 59. The business shall follow the guidelines of the Alcohol Beverage Control (ABC) requirements for acting as an off-sale premise. (Compliance with Section 23038 of the Business and Professions Code).
- 60. There shall be no consumption of alcoholic beverages on the store property and this requirement will be prominently posted throughout the property.
- 61. No cold single units of beer or fortified wine/liquor shall be allowed to be sold. Beer shall only be sold in three packs or larger pre-packaged lots.
- 62. No displays of beer or wine/liquor shall be located within five feet of the store's entrance, windows or checkout counter.
- 63. The subject's alcoholic beverage license shall not be exchanged for a public premises type license or operated as a public premise. All alcoholic beverages sold shall be for consumption off the premises.

Security

- 64. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easy discernment of the appearance and conduct of all persons on or about the parking lot.
- 65. The business windows shall not be tinted or obscured in any way, including by temporary or painted window signs, and the interior lighting of the building shall remain at adequate levels to clearly see into the business from the exterior of the business.
- 66. A security camera surveillance system shall be in constant use, maintained in good working condition and made available for review by members of the Riverside Police Department.

67. Management shall actively participate in Business Watch through the Riverside Police Department.

Entertainment

- 68. There shall be no illegal gambling devices, such as coin-pushers or video slot machines, etc., maintained upon the premises at any time.
- 69. Any adult-oriented magazines, video tapes and other similar materials shall be displayed in an area partitioned off from, and not visible to, the general public or minors and shall be labeled "Adults Only".

Grounds

- 70. The licensee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
- 71. The applicant shall be responsible for maintaining free from graffiti, the area adjacent to the premises over which they have control.
- 72. No loitering shall be permitted on any property adjacent to the licensed premises and under the control of the licensee.
- 73. No pay phones shall be installed or maintained outside the building.

Compliance

- 74. The licensee/employees shall attend a 4-hour LEAD (License, Education, Alcohol and Drugs) class presented by the Riverside Office of the Alcoholic Beverage Control within 90 days of obtaining the license upgrade.
- 75. The required conditional use permit is subject to a mandatory six-month review by the Planning Division. In addition to any other stipulations, three or more sustained complaints to the Riverside Police Department within any 12-month period regarding disturbances caused by patrons or staff at the site shall be grounds for revocation proceedings.

Public Utilities - Water

Prior to issuance of a building permit:

- 76. Applicant shall satisfactorily relocate existing recycled water line through project site to the specifications of Riverside Public Utilities, Water Division.
- 77. Applicant shall extend a 12" water main from the existing water main at the terminus of Doolittle Avenue through the project site to Jurupa Avenue.

Public Utilities - Electric

- 78. 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.
- 79. Blanket Public Utility Easement required on all parcels.
- 80. 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 surveyor.
- 81. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained and location of the equipment is approved by the Utility.

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- 82. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
- 83. Plot existing electrical distribution facilities on the original site plan.
- 84. Please show proposed location of transformers and electrical rooms.
- 85. Please make sure to coordinate with Mike Torelli for installation of the RTRP facilities on the property before construction.

Public Works - Environmental Compliance

Prior to issuance of building permits:

- 86. A Wastewater Discharge Survey for restaurants must be submitted to EC for approval along with a menu.
- 87. The Wastewater Survey and Menu will help to determine if you need an interceptor and what size. Plans must show the interceptor location.
- 88. Details regarding oil water interceptor for restaurant must be submitted to EC for review and approval. The City requires a minimum 750 gallon interceptor. Actual approved interceptor size depends on review of drainage fixture units and information written in submitted Wastewater survey. Approved interceptor must be installed prior to the restaurant opening for business.
- 89. Domestic waste shall not be allowed to pass through the interceptor.
- 90. If a sampling station is required—submit proposed installation on corrected plans.
- 91. All corrections to plans must be completed in order for EC Section to issue a Will-Serve Letter. Will-Serve Letter shall be sent to County of Riverside DEH by EC inspector.
- 92. Applicant must request inspection to verify the required installation or construction via inspection by EC Section representative, with a report stating that conditions have been met, and the permit card (if applicable) signed off by EC Inspector.
- 93. Other items for correction may need to be completed after actual plans are submitted for a formal review.
- 94. Proposed trash enclosures with drains to sanitary sewer must have cover to control rainwater intrusion.

Public Works

Prior to issuance of Building Permit unless otherwise noted:

- 95. Installation of sewer laterals to serve this project to Public Works specifications.
- 96. Size, number and location of driveways to Public Works specifications.
- 97. Storm Drain construction will be contingent on engineer's drainage study.
- 98. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

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

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

- 103. Advisory The City shall monitor the traffic conditions at the Doolittle Avenue and Jurupa Avenue study intersection and if needed due to poor operations, turn restrictions be applied for vehicles turning left out of the project driveway.
- 104. Advisory Protect existing landscape, irrigation and trees in place. Any damages to be repaired and placed by developer. Landscape is irrigated with non-potable water in this area.



Exhibit <u></u> Location Map





Exhibit $\frac{1}{2}$ Existing and Proposed Zoning Map





Exhibit ်မ္မ General Plan Map






















Exhibit 7 - Project Plans



Exhibit 7 - Project Plans



Exhibit 7 - Project Plans



Exhibit 7 - Project Plans



Exhibit 7 - Project Plans



Exhibit 7 - Project Plans


























































EXISTING SITE PHOTOS



Exhika: 8 – Existing Site Photos

Sater Oil Security and Alcohol Sale Procedure

Subject: ABC LICENSE

1. (42) – 1080 HD Cameras; Standard ARCO AMPM's range from 15-24

HD-TVI 1080p HD Eyeball Camera w/ 25 IR LED

- (5) Cameras Inside the cooler overlooking the beer section
- (7) Inside the convenience store
- (3) HD-TVI 1080p HD Eyeball Camera w/ 35 IR LED ~ 12mm Auto-Iris Vari-Focal Lens
- (10) Indoor Dome Camera 1080p (2MP)

(16) 1080p Outdoor Cameras – Prevents washed out video caused by IR reflection from obstabcles (Water, Oil, Etc.)

2. 17 Door Walk-In Cooler, 3 Door Walk-In Freezer

FREEZER W/RECESSED FLOOR, DIAMOND PLATE ON FREEZER FLOOR, STUCCO GALVALUM INTERIOR & EXTERIOR, 3/8" PLYWOOD ON FACE OF COOLER & FREEZER, [1] 36" x 6'8" HINGED SELF CLOSING FREEZER DOOR W/FRAME & BELLY HEATERS, HEATED SWEEP AND 36"H DIAMOND PLATE KICKPLATES INTERIOR & EXTERIOR, [10] KASON 1808 LED LIGHT FIXTURE, [2] DIGITAL THERMOMETER WITH LIGHTED SWITCH, [1] HEATED AIR VENT D1A WALK-IN COOLER GLASS DOORS...

- ANTHONY INTERNATIONAL BRAND AUTOMATED DOOR LOCKS ON ALL SPECIFIED BEER COOLER DOORS. Release button located underneath the register counter.

3. SATER HIJAZI BEER THEFT PROGRAM

 \sim Make eye contact with each customer as they enter the store.

~ Greet each customer with at least a simple, "Hi!" Now, they know that you are aware of them in the store.

```
Exhibit 9 - Security Plan
```

- ~ Have a panic alarm button behind the counter for the clerk.
- ~ Keep only empty beer boxes on displays.
- ~ Shrink-wrap large area displays so that beer cannot be easily grabbed.
- \sim Use a buzzer on the door to the beer cooler so the clerk knows when someone opens it.
- ~ Put mirrors in each corner so the clerk can watch all activity in every area of the store.
- ~ Arrange the store so that there is not a direct route from the beer cooler or display to the door.
- ~ Have more than one clerk on duty at all times for safety and to deter theft.

 \sim Ask for and hold the ID of anyone wanting to purchase alcohol until it is paid for. This can be your store policy. One clerk can get the requested product while the other stays with the cash register at the front counter.

- ~ Install good quality video cameras that give a clear picture of the suspects.
- ~ Post notice that you will prosecute for all theft! Mean It and Do It!

Exhibit 9 - Security Plan

P19-0160



Community Development Department Planning Division

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: Convenience Store at Riverside Gateway Plaza

Project Location: 6970 Van Buren Blvd

Assessor's Parcel Number (APN): TBD. Lot #4, Tract No. 31542, Recorded June 6, 2018

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

A Variance is being requested to allow alcohol sales within 600 feet of a public park.

REQUIRED FINDINGS – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

 Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? <u>Explain in detail.</u>

Yes. The Strict application of the zoning code would result in the prohibition of a permit to sell beer and wine at the convenience store, solely because of its proximity to an un-used, un-developed open space just happens to be owned by the city's Parks and Recreation Department.

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

See attached

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? <u>Explain in detail.</u>

Absolutely not. The city staff have already contemplated and are giving their full support for a Type-20 (Off-sale) license for this location for beer and wine only. There is no known local opposition to this intended use and providing beer and wine for sale at this location will serve the public convenience

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? <u>Explain in detail.</u>

No. This location has been targeted for commerical development and a Gas Station / Convenience store is the consensus best use of this commercial corner. Furthermore, this use has the support of the local business community.

Exhibit 10 - Applicant Prepared Variance Justifications

VARIANCE JUSTIFICATION FORM, PAGE 2

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

Yes.

The specific section of the zoning ordinance prohibiting alcohol sales within 600 feet of a public park is intended to enhance the enjoyment of families and other wholesome gatherings at outdoor recreation areas who do not wish to be confronted by intoxicated persons or expose their children to people drinking alcohol.

However, in this incidence, the concerns articulated above are not an issue in that the "park" in question is only a "park" in the technical sense, because it happens to be owned by the City of Riverside's Parks and Recreation. It is not presently developed or improved. There are no trails, picnic tables, playground equipment, or any other amenities that would encourage people to congregate or use this area for assembly or recreation.

Without this variance, the property owner would not be able to offer beer or wine for sale like many other gas station operators are able to do.

Exhibit 10 - Applicant Prepared Variance Justifications



INITIAL STUDY

Riverside Gateway Plaza Project Southwest Corner of Van Buren Boulevard and Jurupa Avenue City of Riverside

Prepared for:

City of Riverside Community & Economic Development Department Planning Division

Prepared by:

LSA I 500 Iowa Avenue, Suite 200 Riverside, California 92507

JANUARY 2019

Exhibit 11 - Initial Study

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- B: MSHCP Consistency Analysis and Habitat Assessment
- C: Cultural Resource Assessment
- D: Preliminary Soil Investigation Report
- E: Project Specific Water Quality Management Plan
- F: Riverside Gateway Plaza Noise Impact Study
- G: Riverside Gateway Plaza Traffic Impact Study

INTRODUCTION

California Environmental Quality Act Compliance

This document serves as the Initial Study (IS) for the Riverside Gateway Plaza Project (proposed project or project) in the City of Riverside (City), California. The City, through its Community & Economic Development Department, Planning Division (Division), is the lead agency responsible for the review and approval of the proposed project.

This Initial Study has been prepared by LSA Associates, Inc. (LSA) on behalf of the Division and is in conformance with Sections 15063 and 15064 of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.). The purpose of the Initial Study Environmental Evaluation is to provide the Lead Agency (the Division) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration.

As identified in the following analyses, project impacts related to various environmental issues either do not occur, are less than significant (when measured against established significance thresholds), or have been rendered less than significant through implementation of mitigation measures. Based on these analytical conclusions, this IS supports adoption of a Mitigated Negative Declaration (MND) for the proposed project as all potential significant impacts can be reduced to less than significant or less than significant with mitigation incorporated.

ENVIRONMENTAL CHECKLIST

- 1. Case Numbers: P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP), P18-0248 (CUP), P17-0639 (DR)
- 2. **Project Title:** Riverside Gateway Plaza Project

 Lead Agency: City of Riverside Community & Economic Development Department Planning Division 3900 Main Street, 3rd Floor Riverside, California 92522

- 4. Contact Person: Sean Kelleher, Associate Planner Phone Number: (951) 826-5712 skellleher@riversideca.gov
- 5. Project Location: Southwest corner of Jurupa Avenue and Van Buren Boulevard, Riverside, California

 Project Applicant/Project Sponsor's Name and Address: Sater Oil Group, LLC Attn: Eric LeVaughn 683 Cliffside Drive San Dimas, California 91773

7. General Plan Designation: C - Commercial
8. Zoning: Existing: BMP – Business and Manufacturing Park Zone and PF – Public Facilities Zone

Proposed: CR – Commercial Retail Zone

9. **Description of Project**: The project site is located on the southwest corner of Jurupa Avenue and Van Buren Boulevard in the City of Riverside, California. The site consists of lots 4, 5, and 7 of Tract Map (TM) 31542 on an approximately 3.9 acre site. The project site is located within an unsectioned portion of Township 3 South, Range 5 West within the *Riverside West, California* 7.5-minute quadrangle, as mapped by the U.S. Geological Survey (USGS). The project site is approximately 3 miles northwest of State Route 91 (SR-91), approximately 4 miles south of State Route 60 (SR-60), and approximately 5 miles east of Interstate 15 (I-15). Figure 1 identifies the regional and project location.

The project site is currently vacant with the exception of a utility easement traversing north to south through the site and a wireless telecommunication facility. The site gradually slopes downward in the northwest direction at approximately 1.6 percent. The project site ranges from an elevation of 741 feet above mean sea level (amsl) in the southeast to an elevation of 724 feet amsl in the northwest (see Figure 2, Aerial View of Project Site).

The project proposes a convenience store with a gas station and car wash, coffee shop with drive-thru, a fast-food restaurant with drive-thru, and additional retail development as follows:

- 3,800 square foot standalone Convenience Store, with Alcohol Sales / Car Wash / Gas / Service Station with 16 vehicle fueling positions (8 multiple product dispensers);
- 3,750 square foot standalone Fast Food With Drive-Thru; and
- 2,590 square foot Coffee Shop with Drive-Thru and 2,400 square feet of Retail in a single building.

The proposed project will be developed as three (3) distinct lots as follows:

Lot one, located on the southwest corner of Jurupa Avenue and Van Buren Boulevard, consists of a 3,800 square foot standalone convenience store with a gas station consisting of 16 fueling stations (or 8 multiple product dispensers) covered by a 42 foot by 116 foot canopy, and a 24 foot by 48 foot car wash facility. The entrance to the convenience store will be oriented toward the Jurupa Avenue and Van Buren Boulevard intersection. The car wash will be located east of the convenience store and two proposed underground storage fuel tanks proposed northwest of the canopy. The convenience store/gas station will provide 31 parking stalls. Four of the proposed 31 stalls will be used as a self-service vacuum area. The trash facility (dumpster) will be located south of the convenience store and the proposed car wash facility entrance.

Lot two, located southeast of Lot one, consists of a 3,750 square foot fast food restaurant with drive-thru. The restaurant will provide 48 parking stalls. The proposed drive-thru would enter on the northern corner of Lot two and would exit east of the restaurant building. The proposed trash facility (dumpster) will be located to the west of the building. A 40 foot by 14 food loading zone just will be located south of the trash facility. The entrance to the proposed fast food restaurant building will be oriented toward Van Buren Boulevard with the associated parking located in between the restaurant building and Van Buren Boulevard. Outdoor seating will be located east of the building.

Lot three, located adjacent southeast of lot two (2), consists of one building comprised of a 2,590 square foot coffee shop/restaurant with drive-thru and 2,400 square feet of retail space. The proposed building will be located on the southeast corner of the proposed 3.9-acre project site. Lot three will provide 36 parking spaces. The drive-thru will enter south of the proposed restaurant/retail building and wrap around the eastern portion of the building and exit on the northern portion of the proposed building. The trash facility (dumpster) will be located south of the proposed building and a 35 foot by 11 foot loading zone will be located further south of the proposed building (slightly north of Doolittle Avenue). Outdoor seating will be available east of the proposed building.

The project will include the extension of Doolittle Drive from its current terminus on the south portion of the site north to Jurupa Avenue. The new section of Doolittle Drive will include two full access driveways to the project site. In addition, right in/out only project driveways will be constructed on Jurupa Avenue and Van Buren Boulevard.

The project proposal also includes a request to rezone the proposed 3.9-acre project site, as well as, the adjacent 5.6-acre property to the west from BMP – Business and Manufacturing Park Zone and PF – Public Facilities Zone to CR – Commercial Retail Zone. The CR - Commercial Retail Zone is intended to allow for a broad range of retail sales, service, and office uses.

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Nearly all of the runoff generated by the project will be detained on site, then routed to City storm drains located in Van Buren Boulevard and Jurupa Avenue, and then ultimately into the Santa Ana River. Doolittle Avenue is proposed to traverse the project site from the southeast corner (existing connection) and connect to an existing driveway located on the northwest corner on Jurupa Avenue.

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

The project site is surrounded by undeveloped land to the north across Jurupa Avenue, commercial development to the east across Van Buren Boulevard, a golf course and a business park to the south, an undeveloped parcel to the west, and further west a natural drainage to the Santa Ana River with Hole Lake even further west. The Santa Ana River is located approximately 0.3 mile (1,763 feet) north of the project site. Single-family residential units are located on Palos Drive approximately 600 feet (0.1 mile) southwest of the project site and on Bradford Street approximately 720 feet away northwest of the project site.¹ The Van Buren Golf Center is located adjacent to the southeast (east of the existing business park). Figure 4 presents four photographs of the project site.

The project proposal includes a request to rezone the project site from BMP – Business and Manufacturing Park Zone and PF – Public Facilities Zone to CR – Commercial Retail Zone. The CR - Commercial Retail Zone is intended to allow for a broad range of retail sales, service, and office uses.

	Existing Land Use General Plan Designation Zoning Designation						
Project Site	Undeveloped Land with Exception of utility easement	C - Commercial	Existing: BMP – Business and Manufacturing Park Zone Proposed: CR – Commercial Retail				
North	Vacant	C - Commercial	R-1-7000 – Single Family Residential				
East	Commercial	B/OP – Business/Office Park	BMP – Business and Manufacturing Park Zone				
South	Commercial/Golf Course	OS – Open Space/Natural Resources; and PF - Public Facility/Institutional	PF – Public Facility / BMP – Business and Manufacturing Park Zone				
West	Vacant/Riparian Habitat	OS – Open Space	PF – Public Facility				

Table 1.A: Existing Land Uses and Land Use Designations

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

- a. City of Riverside
- b. Regional Water Quality Control Board (RWQCB), Santa Ana Region National Pollutant Discharge Elimination System (NPDES) Construction General Permit
- c. RWQCB, Santa Ana Region Storm Water Pollution Prevention Plan (SWPPP)
- d. RWQCB, Santa Ana Region 401 Water Quality Certification Waste Discharge Requirement (WDR)
- e. South Coast Air Quality Management District (SCAQMD) Dust Control Plan

12. Other Reviews Incorporated by Reference in this Review:

- a. City of Riverside General Plan 2025
 - b. City of Riverside General Plan 2025 Final Program EIR (FPEIR)
 - c. Title 19, Zoning Code
 - d. Title 20, Cultural Resources

13. Acronyms

AB	Assembly Bill
AERMOD	American Meteorological Society/Environmental Protection Agency Regulatory Model
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
ASHRAE	American Society of Heating, Refrigerating and Air Conditioning Engineers

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Initial Study

P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP), P18-0248 (CUP), P17-0639 (DR)

¹ Google Earth, Imagery Date: March 2018.

ASTM American Society for Testing and Materials Basin South Coast Air Basin BAU..... Business As Usual BMP..... Best Management Practice BNSF..... Burlington Northern Santa Fe B/OP.....Business/Office Park C&D..... Construction and Demolition CalRecycle California Department of Resources Recycling and Recovery CAP..... Climate Action Plan CAPCOA California Air Pollution Control Officers Association CBC California Building Code CCR California Code of Regulations CEC..... California Energy Commission CEQA..... California Environmental Quality Act CHL California Historical Landmarks CHRIS California Historical Resources Information System City..... City of Riverside CMP Congestion Management Plan CNEL Community Noise Equivalent Level CO..... Carbon monoxide CPHI California Points of Historical Interest CREC Controlled Recognized Environmental Conditions DAMP..... Drainage Area Management Plan dBA A-weighted decibels Division..... Planning Division DOC California Department of Conservation DPM..... diesel particulate matter EIC Eastern Information Center EIR Environmental Impact Report EO Executive Order EOP..... Emergency Operations Plan EPA..... United States Environmental Protection Agency ESA..... Environmental Site Assessment FEMA Federal Emergency Management Agency FIND Facility Information Detail FPEIR..... Final Programmatic Environmental Impact Report FRA..... Federal Railroad Administration FTA..... Federal Transit Administration GAP Green accountability performance GCC Global Climate Change GHG..... Greenhouse Gas GIS Geographic Information System GP General Plan GP 2025 General Plan 2025 HCM Highway Capacity Manual HCP..... Habitat Conservation Plan HRA Health Risk Assessment HREC..... Historic Recognized Environmental Conditions HRI..... Historic Resource Inventory HVAC Heating, Ventilation and Air-Conditioning IS Initial Study Lbs/day..... Pounds per day LHMP Local Hazard Mitigation Plan Leq..... equivalent continuous sound level

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P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP), P18-0248 (CUP), P17-0639 (DR)

L _{max}	maximum noise level
	Level of Service
LSA	LSA Associates, Inc.
LST	Localized Significance Threshold
	Multiple Air Toxics Exposure Studies
	Migratory Bird Treaty Act
	Medium Density Residential
	Minimum Efficiency Reporting Value
	Most Likely Descendant
	Mitigated Negative Declaration
	Municipal Separate Storm Sewer Systems
	Western Riverside County Multiple Species Habitat Conservation Pla
	metric tons of carbon dioxide-equivalent gases
	Native American Heritage Commission
	National Pollutant Discharge Elimination System
	Nitrogen oxides
	Office of Emergency Services
	plug-in electric vehicle
	Public Facilities
	Particulate matter less than 10 microns in size
	Particulate matter less than 2.5 microns in size
	parts per million
	Single-Family Residential
	Single-raining Residential
	Regional Comprehensive Plan
	Riverside County Transportation Commission
	Recognized Environmental Conditions
	Reactive Organic Compounds
	Riverside Public Utilities
	Riverside Restorative Growthprint
	Riverside Restorative Growthprint Climate Action Plan
	Riverside Restorative Growthprint Economic Prosperity Action Plan
RTP	Regional Transportation Plan
	Riverside Unified School District
-	Regional Water Quality Control Board
RWY	
	Southern California Association of Governments
	South Coast Air Quality Management District
	Southern California Edison
	Southern California Regional Rail Authority
	Stephens' Kangaroo Rat
	Sulfur oxides
	State Route 91
	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	Toxic Air Contaminants
TTM	Tentative Tract Map
	United States Geological Survey
	Urban Water Management Plan
	Volatile Organic Compounds
	Waste Discharge Requirement







Project Site

Proposed Zone Change



SOURCE: Google (2018)

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Riverside Gateway Plaze Aerial View of Project Site





View looking west/southwest along Jurupa Avenue from northeast corner of the site.



View looking east/southeast along Jurupa Avenue from northwest corner of the site.

FIGURE 4a

Riverside Gateway Plaza Site Photographs 91



View looking north from Doolittle Avenue terminus on the south property line.



View looking north along Van Buren Boulevard from southeast corner of the site.

LSA

FIGURE 4b

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

Aesthetics	Agriculture & Forest Resources	Air Quality			
Biological Resources	Cultural Resources	Geology and Soils			
Greenhouse Gas Emissions	Hazards and Hazardous Materials	Hydrology and Water Quality			
Land Use and Planning	Mineral Resources	Noise			
Population and Housing	Public Service	Recreation			
Transportation and Traffic	Tribal Cultural Resources	Utility Systems			
Mandatory Findings of Significance					
	DETERMINATION				
On the basis of this initial evaluation, which reflects the independent judgment of the City of Riverside, it is recommended that:					
On the basis of this initial evaluation recommended that:	n, which reflects the independent ju	adgment of the City of Riversio	de, it is		
	ed project COULD NOT have a signification		de, it is		
recommended that: The City of Riverside finds that the propos	ed project COULD NOT have a significate prepared. he proposed project could have a significate case because revisions in the project have	ant effect on the environment,			
recommended that: The City of Riverside finds that the propos and a NEGATIVE DECLARATION will b The City of Riverside finds that although there will not be a significant effect in this of	ted project COULD NOT have a significate e prepared. he proposed project could have a significate case because revisions in the project have GATIVE DECLARATION will be prepare sed project MAY have a significant effect	ant effect on the environment, \Box ant effect on the environment, been made by or agreed to by Σ red.			

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

Signature	Date	
Printed Name & Title	For	City of Riverside



Environmental Initial Study

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Initial Study

9) Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?			\boxtimes	

1a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)

Less Than Significant Impact. The City's General Plan 2025 Open Space and Conservation Element identifies scenic resources in the City and states that "the hillsides and ridgelines above Riverside offer scenic benefits to the community." Notably, Box Springs Mountain, Mount Rubidoux, Arlington Mountain, Alessandro Heights, and the La Sierra/Norco Hills are scenic resources and offer scenic views in the City (Riverside 2007a). The project site is not located near these scenic resources, but there are distant views of Mount Rubidoux to the northeast and of the Box Springs Mountains to the east from the project site. In addition, the Santa Ana River is located to the north of the project site providing views of the river bottom open space from the Van Buren Boulevard bridge.

The proposed project would introduce single story buildings ranging from approximately 20 to 31 feet in height on a site that currently has no aboveground structures. Easterly views of Mount Rubidoux the Box Springs Mountains would still be available from Van Buren Boulevard and surrounding development. Similarly, the proposed project would not alter views of the Santa Ana River. Therefore, the proposed project would not have a substantial adverse effect on a scenic vista.

Further, the proposed project design has been reviewed for consistency with the City of Riverside Citywide Design and Sign Guidelines. The City's General Plan 2025 policies are aimed at balancing development interests with broader community preservation objectives. Through project compliance and implementation of applicable General Plan objectives and policies, development standards, design guidelines, and requirements, including General Plan Objectives LU-27, LU-28, LU-29, LU-30, LU-67 and Policies LU-30.3, LU-58.7, LU-67.4, and LU-67.5, the potential direct, indirect, and cumulative impacts of the proposed project on scenic vistas are considered **less than significant.** No mitigation is required.

Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state		\boxtimes	
scenic highway?			

1b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City's Urban Forest Tree Policy Manual, Title 20 – Cultural Resources, and Caltrans 2011)

Less Than Significant Impact. The project site is not located adjacent to or near a State Scenic Highway.² The proposed project would have no impact on eligible and officially designated Scenic Highways and would not damage scenic resources, including trees, rock outcroppings, and historic buildings along a State Scenic Highway. However, the project site fronts Van Buren Boulevard that is designated a scenic boulevard and a scenic parkway in the City's General Plan.³ Van Buren Boulevard is a major east-west connector between I-215 in the east side of Riverside to its crossing of the Santa Ana River in the northwest portion of Riverside adjacent to Jurupa Valley. However, the project would not affect the scenic views of the Santa Ana River as well as views to the northeast of Mount Rubidoux and to the east of Box Springs Mountains afforded from Van Buren Boulevard. Therefore, the project will have a **less than significant impact** to scenic resources within a state or local scenic highway. No mitigation is required.

с.	Substantially degrade the existing visual character or quality of		\square	
	the site and its surroundings?			

² California Scenic Highway Mapping System, Riverside County. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/ (Accessed November 16, 2017).

³ Figure 5.1-1 Scenic and Special Boulevards and Parkways, *City of Riverside General Plan and Supporting Documents EIR*, November 2007.

¹⁴ P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP), P18-0248 (CUP), P17-0639 (DR)

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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1c. Response: (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, and Citywide Design Guidelines and Sign Guidelines)

Less Than Significant Impact. The project site is primarily undeveloped with the exception of a utility easement traversing north to south through the site and a wireless telecommunication facility. The existing land uses adjacent to the project site include undeveloped land to the north across Jurupa Avenue, commercial development to the east across Van Buren Boulevard, a golf course and a business park to the south, and a natural drainage to the Santa Ana River to the west (Hole Lake), and residential development further to the west of the natural drainage. The proposed project includes a Rezoning Request to rezone the project site, from BMP – Business and Manufacturing Park and PF – Public Facilities Zone to CR – Commercial Retail consistent with the sites Commercial General Plan Land Use Designation. Business park, commercial, and other non-residential uses are located to the south and east, and the proposed commercial retail project would have the same appearance as these nearby properties. The homes to the west are separated from the project site by the natural drainage that provides an adequate buffer between the uses. Therefore, the proposed project would not degrade the existing visual character of the area. The project will have a **less than significant impact** related to visual character and quality of the site and surrounding area. No mitigation is required.

d.	Create a new source of substantial light or glare which would		\square	
	adversely affect day or nighttime views in the area?			

1d. Response: (Source: General Plan 2025, Chapter 19.556 – Lighting, Citywide Design Guidelines and Sign Guidelines, and Title 19 – Article VIII – Chapter 19.710 – Design Review)

Less Than Significant Impact. The project site is located in an area with existing outdoor lighting sources along Van Buren Boulevard and Jurupa Avenue. Currently, sources of nighttime light originate from the nearby business park and commercial uses, streetlight and vehicles. New sources of light and glare may be present during project construction, but would be temporary and would cease upon construction completion.

The proposed lighting on the project site would include lighting typical of commercial retail uses, including lights from inside and outside the retail buildings and entrance lighting in compliance with Chapter 19.556 and Section 19.590.070 of the RMC. Chapter 19.556 of the RMC sets forth standards to ensure that lighting provided for projects is adequate to light the project for safety while not causing light spillage onto neighboring properties. Section 19.590.070 of the RMC establishes performance standards for light and glare and identifies required lighting for safety purposes at entryways, along walkways, between buildings, and within parking areas, as well as establishes minimum lighting levels and other lighting requirements. The proposed lighting would be directed, oriented, and shielded to prevent light from shining onto the adjacent properties as required by the RMC. Although the lighting proposed by the project would increase lighting on the project site compared to current conditions, the lighting would not result in substantial light or glare compared to surrounding development. Additionally, any exterior building materials would be constructed in accordance with *Chapter 19.710 – Design Review* of the City's Municipal Code that will reduce the occurrence of glare. As such, the project will have **less than significant impacts** that would adversely affect day or nighttime views due to glare and lighting. No mitigation is required.

2. AGRICULTURE AND FOREST RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation (DOC) as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information complied by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability and Department of Conservation 2016a)

No Impact. The proposed project site is currently vacant with the exception of a utility easement traversing north to south through the site and a wireless telecommunication facility. The subject site is designated "Urban and Built-Up Land" and "Other Land" by the Department of Conservation Farmland Mapping and Monitoring Program and as depicted in Figure OS-2, Agricultural

INFC	ES (AND SUPPORTING DRMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
and agr William site con	ity, in the City's General Plan 2025. As indicated in the General F icultural land is limited to Farmland of Local Importance, land s ison Act Contract, as well as any other land being used for agricul- tains none of these land classification types. Therefore, the propose ively on Farmland or agricultural uses.	subject to Pro ltural uses as	R, impacts fro oposition R a a legal nonc	and Measure Conforming use	C, land unde . The proje
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				\boxtimes
2b.	Response: (Source: CADME, General Plan 2025– Figure OS-3 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultura 2016b)				
William the proj	pact. The project site is not zoned for agricultural use. According a son Act Preserves, in the City's General Plan 2025, the project site sect will have no impact directly, indirectly, or cumulatively to agon is required.	is devoid of a	ny Williamso	on Act Contrac	ts. Therefor
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				\boxtimes
2c.	Response: (Source: GIS Map – Forest Data)				
Timberl project.	nt traversing north to south through the site and a wireless teleco and Production areas are on the project site. Therefore, no impa No mitigation is required. Result in the loss of forest land or conversion of forest land to non-				
2d	forest use? Response: (Source: GIS Map – Forest Data)				
No Imp and a wi	act. The project site is currently vacant with the exception of a utilitieless telecommunication facility. The site is not being used as fores not convert forest land to non-forest use. No impact to forest land v	st land; theref	fore, developi	nent of the pro	posed proj
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				\boxtimes
2e.	Response: (Source: General Plan 2025 – Figure OS-2 – Agricul Preserves, General Plan 2025 FPEIR – Appendix I – Designated 19.100 – Residential Zones – RC Zone and RA-5 Zone)				
Farmlar 2025. S	pact. The subject site is designated "Urban and Built-Up Land" and Mapping and Monitoring Program and as depicted in Figure OS ince the site is not located on any designated Farmland, no converses tand is on site; therefore, no impacts will occur from this presented of the site	-2, Agricultusion of Farml roject directly	ral Suitability and to non-ag y, indirectly,	y, in the City's gricultural use or cumulative	General Pl would occ
	ion of Farmland to non-agricultural use or conversion of forest land			-Button is requ	
convers	ion of Farmland to non-agricultural use or conversion of forest land R QUALITY.				
conversa 3. Al Wh	R QUALITY. here available, the significance criteria established by the applicable	air quality ma			iired.
conversa 3. Al Wh	IR QUALITY.	air quality ma project:			iired.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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3a. Response: (Sources: Air Quality and Greenhouse Gas Impact Analysis (Appendix A); General Plan 2025, LU – 141 Land Use)

Less Than Significant Impact. The project site is located in the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The SCAQMD and the SCAG are responsible for formulating and implementing the Air Quality Management Plan (AQMP), which has a 20-year horizon for the Basin. The SCAQMD and SCAG must update the AQMP every three years. The current regional air quality plan is the Final 2016 AQMP adopted by the SCAQMD on March 10, 2017. The 2016 AQMP proposes policies and measures currently contemplated by responsible agencies to achieve Federal standards for healthful air quality in the Basin and those portions of the Salton Sea Air Basin that are under SCAQMD jurisdiction.

The 2016 AQMP seeks to achieve multiple goals in partnership with other entities promoting reductions in criteria pollutant, greenhouse gases, and toxic risk, as well as efficiencies in energy use, transportation, and goods movement. The most effective way to reduce air pollution impacts on the health of our nearly 17 million residents, including those in disproportionally impacted and environmental justice communities that are concentrated along our transportation corridors and goods movement facilities, is to reduce emissions from mobile sources, the principal contributor to our air quality challenges. For that reason, the SCAQMD worked closely engaged with the California Air Resources (CARB) and the U.S. EPA who have primary responsibility for these sources. The Plan recognized the critical importance of working with other agencies to develop new regulations, as well as secure funding and other incentives that encourage the accelerated transition of vehicles, buildings, and industrial facilities to cleaner technologies in a manner that benefits not only air quality, but also local businesses and the regional economy. These "win-win" scenarios will be key to implementation of this Plan with broad support from a wide range of stakeholders. The 2016 AQMP also includes transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy.⁴

The 2016 AQMP addresses several Federal planning requirements and incorporates significant new scientific data, primarily in the form of updated emissions inventories, ambient measurements, new meteorological episodes, and new air quality modeling tools. The 2016 AQMP builds upon the approaches taken in the 2012 AQMP for the Basin for the attainment of the Federal ozone (O_3) air quality standard.⁵ The Basin is currently a Federal and State nonattainment area for particulate matter less than 10 microns in size (PM₁₀), particulate matter less than 2.5 microns in size (PM_{2.5}), and O₃.

Consistency with the AQMP for the Basin means that a project would be consistent with the goals, objectives, and assumptions in the respective plan to achieve the Federal and State air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD *CEQA Air Quality Handbook*, consistency with the AQMP is affirmed when a project:

- (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation; and
- (2) is consistent with the growth assumptions in the AQMP. For the proposed project to be consistent with the AQMP adopted by the SCAQMD, the pollutants emitted from the project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the AQMP projections used in reaching future criteria pollutant AAQS attainment, reducing greenhouse gases, and reducing toxic risks. Additionally, if feasible mitigation measures are implemented and shown to reduce the impact level from significant to less than significant, a project may be deemed consistent with the AQMP.

According to the *CEQA Air Quality Handbook*, consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. The proposed project is consistent with the existing C - Commercial General Plan Land Use Designation for the site. The City's General Plan 2025 is consistent with the SCAG 2016 Regional Transportation Plan/Sustainable Communities Strategy and the 2016 AQMP. In addition, the proposed project is not considered a significant project (e.g., airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities). Therefore, the project's air pollution emissions would be consistent with the projections contained in the AQMP. Furthermore, as discussed in Response 3b, below, the project-specific short-term construction and long-term pollutant emissions would be less than the emissions thresholds established in the SCAQMD's *CEQA Air Quality Handbook*; therefore, the project would not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation. For these reasons, the

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⁴ http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan, site accessed March 13, 2018.

⁵ *Final 2016 Air Quality Management Plan,* South Coast Air Quality Management District, March 2017.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
proposed project is consistent with the regional AQMP. Therefore, the proto the implementation of the AQMP. No mitigation is required.	oject will hav	e a less than	significant in	npact related

b.	Violate any air quality standard or contribute substantially to an		
	existing or projected air quality violation?		

3b. Response: (Source: Air Quality and Greenhouse Gas Impact Analysis (Appendix A); CEQA Air Quality Handbook, South Coast Air Quality Management District (SCAQMD), April 1993)

Less Than Significant Impact. The proposed project would generate pollutant emissions associated with construction activities, vehicle trip generation, power and gas consumption, and stationary activities. However, the discussion below demonstrates the proposed project will be constructed in compliance with applicable SCAQMD regulations. Therefore, the project will not exceed SCAQMD significance thresholds during construction and afterword during project operations. Specific criteria for determining whether the potential air quality impacts of a project are significant are set forth in the SCAQMD's *CEQA Air Quality Handbook* (April 1993). The criteria include emission thresholds and compliance with State and national air quality standards.

Short-Term (Construction) Impacts

Air quality impacts could occur during construction of the proposed project from site preparation, soil disturbance, building construction, architectural coating, paving, and emissions from equipment exhaust. Major sources of emissions during grading and site preparation include (1) exhaust emissions from construction vehicles, (2) equipment and fugitive dust generated by construction vehicles and equipment traveling over exposed surfaces, and (3) soil disturbances from grading and backfilling. The following summarizes construction emissions and associated impacts of the proposed project.

Construction Activities. Construction activities produce combustion emissions from various sources (e.g., demolition, grading, site preparation, utility engines, tenant improvements, and motor vehicles transporting the construction crew). Exhaust emissions from construction activities envisioned on site would vary daily as construction activity levels change. The use of construction equipment and vehicles on site would result in exhaust emissions. Construction emissions were calculated using the California Emissions Estimator Model (CalEEMod Version 2016.3.1) and are summarized in Table 3.A.

The proposed project would comply with applicable SCAQMD rules and regulations, including Rule 403 for fugitive dust control and Rule 1113 for architectural coatings. Rule 403 requires the implementation of dust control measures, including regular watering of active grading areas and unpaved roads, limiting vehicle speeds on unpaved surfaces, stabilizing stockpiled earth, and curtailing grading operations during high wind conditions. Watering of active grading areas is included in the CalEEMod emissions analysis and results in reduced PM₁₀ and PM_{2.5} emissions. SCAQMD Rule 1113 limits the VOC content of architectural coatings. The emission reductions associated with compliance with this rule have been included in the emissions calculations.

Table 3.A presents the estimated maximum daily emissions during construction of the proposed project and compares the estimated emissions with the SCAQMD's daily regional emission thresholds. As shown, project construction mass daily emissions would be less than the SCAQMD's thresholds for all criteria air pollutants. As such, emissions from construction activities would not violate any air quality standard or substantially contribute to an existing or projected air quality violation. Impacts would be less than significant, and no mitigation is required.

	Total Regional Pollutant Emissions (lbs/day)							
	voc	NOx	со	SOx	Fugitive PM ₁₀	Exhaust PM ₁₀	Fugitive PM2.5	Exhaust PM _{2.5}
Site Preparation	5	48	23	<1	8	3	5	2
Grading	3	31	17	<1	3	2	2	1
Building Construction	3	24	18	<1	<1	2	<1	1
Paving	2	13	13	<1	<1	<1	<1	<1

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Table 3.A: Short-Term Regional Construction Emissions

SSUES (AND SUPPORTING NFORMATION SOURCES)				Signif	Potentially Less Significant Signi Impact W Mitig Incorp		cant h tion	Less Than Significant Impact	No Impac		
Architectural Coating	3	2	2	<1	<	1	<1	<1	<1		
Peak daily emissions	5	48	23	<1 11					7		
SCAQMD Pollutant Thresholds	75	100	550	150		150			55		
Threshold exceeded?	No	No	No	No		No			No		
$PM_{2.5} = particulate matter less than 2.5 microns in size$,			mpounds					
Cocalized Impacts Analysis. The project site avenue, and business park development to the roject site are existing residences on Palos eet to the northwest. Table 3.B identifies the ll concentrations of pollutants would be belo ir quality impacts would be less than signifi	e south and Drive at le on-site co ow the SC. icant, and	d east acr ast 600 f nstruction AQMD th no mitiga	oss Van eet to the n emissio presholds ation is re	ed prope Buren Bo southw ns of CC of signi	ouleva est an O, NO,	rd. The d on Bi , PM ₁₀ ,	est and neares adford , and P	st sensitive 1 I Street appr M _{2.5} and der	eceptors to to oximately 7 nonstrates th		
Avenue, and business park development to the roject site are existing residences on Palos a eet to the northwest. Table 3.B identifies the ll concentrations of pollutants would be belo ir quality impacts would be less than signifi Table 3.B: Construction Localized Signifi	e south an Drive at le on-site co ow the SC icant, and icance Th	d east acr ast 600 f nstruction AQMD th no mitiga reshold 1	oss Van I eet to the n emissio rresholds ttion is re mpacts	ed prope Buren Bo southw ns of CC of signi quired.	ouleva est an O, NO,	rd. The d on B1 (, PM ₁₀ , e. Ther	est and neares adford , and P efore,	st sensitive 1 I Street appr M _{2.5} and der	eceptors to to oximately 7 nonstrates the signification of the significa		
Avenue, and business park development to the roject site are existing residences on Palos 2 eet to the northwest. Table 3.B identifies the Il concentrations of pollutants would be belo ir quality impacts would be less than signifi Table 3.B: Construction Localized Signific Emissions Sources	e south and Drive at le on-site co ow the SC. icant, and	d east acr ast 600 f nstruction AQMD th no mitiga reshold 1	oss Van I eet to the n emissio rresholds ttion is re mpacts	ed prope Buren Bo southw ns of CC of signi	ouleva est an O, NO,	rd. The d on Bi a, PM ₁₀ , e. Ther P	est and neares adford , and P	st sensitive 1 I Street appr M _{2.5} and der	eceptors to to oximately 7 nonstrates th		
Avenue, and business park development to the roject site are existing residences on Palos a eet to the northwest. Table 3.B identifies the ll concentrations of pollutants would be belo ir quality impacts would be less than signifi Table 3.B: Construction Localized Signifi	e south an Drive at le on-site co ow the SCA icant, and icance Th NO	d east acr ast 600 f nstruction AQMD th no mitiga reshold I	oss Van eet to the n emissio nresholds ttion is re mpacts	ed prope Buren Bo e southw ns of CC of signi quired.	ouleva est an O, NO,	rd. The d on B1 a, PM ₁₀ , e. Ther P	est and neares adford , and P efore,	st sensitive 1 I Street appr M _{2.5} and der	eceptors to to oximately 7 nonstrates the strates of the strates o		
Avenue, and business park development to the roject site are existing residences on Palos 2 Project site are existing residences on Palos 3 Pro	e south an. Drive at le on-site co ow the SC. icant, and icance Th NO 48 433 No	d east acr ast 600 f nstruction AQMD th no mitiga reshold 1	oss Van l eet to the n emissio mresholds ation is re mpacts	ed prope Buren Bo e southw ns of CC of signi equired. CO 22 5,733 No	ouleva est an O, NO, ficanc	rd. The d on Br , PM ₁₀ , e. Ther P	est and radford , and P efore, <u>M10</u>	st sensitive 1 I Street appr M _{2.5} and der	eceptors to to oximately 7 nonstrates the signification of the second se		

Long-Term (Operational) Impacts

Long-Term Project Operational Emissions. Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources involving any project-related changes. The proposed project would result in area-, energy-, and mobile-source emissions. The stationary-source emissions would come from many sources, including the use of consumer products, landscape equipment, general energy, and solid waste.

As part of the *Air Quality and Greenhouse Gas Impact Analysis* (Appendix A), long-term operational emissions associated with the proposed project were calculated using CalEEMod Version 2016.3.1 and are shown in Table 3.C. Area sources include architectural coatings, consumer products, hearths, and landscaping. Energy sources include natural gas consumption for heating and cooking. Mobile-source emissions usually result from vehicle trips associated with a project. Table 3.C shows that the increase of all criteria pollutants as a result of the proposed project would not exceed the corresponding SCAQMD daily emission thresholds for any criteria pollutants.

In addition, the project will be compliant with Title 24 of the California Code of Regulations established by the California Energy Commission (CEC) regarding energy conservation and green building standards. The project will include low-emission water heaters, and exterior windows will have window treatments for efficient energy conservation to reduce operational air pollutant emissions. Therefore, project-related long-term air quality impacts would be **less than significant** and no mitigation is required.

	Pollutant Emissions, lbs/day								
Source	VOC	NOx	СО	SOx	PM ₁₀	PM2.5			
Proposed Scenario									
Area	<1	<1	<1	0	<1	<1			
Energy	<1	<1	<1	<1	<1	<1			
Mobile	11	5	62	<1	13	3			
Total Project Emissions	11	6	62	<1	13	3			
SCAQMD Thresholds	55	55	550	150	150	55			
Significant?	No	No	No	No	No	No			

Source: Table L, *Air Quality and Greenhouse Gas Impact Analysis*, LSA, January 2019 (Appendix A) Note: The values provided are the maximum summer or winter daily emissions results from CalEEMod.

Note: The values provided are the

CO = carbon monoxide

lbs/day = pounds per dayNO_x = nitrogen oxides

 $PM_{2.5} = particulate matter less than 2.5 microns in size$

PM₁₀ = particulate matter less than 10 microns in size SCAQMD = South Coast Air Quality Management District SOx = sulfur oxides

VOC = volatile organic compounds

Localized Impacts Analysis. Table 3.D details the calculated emissions for the proposed operational activities compared with the appropriate LSTs. By design, the localized impacts analysis only includes on-site sources; however, CalEEMod outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 3.D include all on-site project-related stationary sources and 5 percent of the project-related new mobile sources, which is an estimate of the amount of project-related new vehicle traffic that would occur on site. A total of 5 percent is considered conservative because the average trip lengths assumed are 14.7 miles for home to work, 5.9 miles for home to shopping, and 8.7 miles for other types of trips.⁶ Table 3.D demonstrates the operational emission rates would not exceed the NO_x, CO, PM₁₀, and PM_{2.5} LSTs for the existing sensitive receptors located within the 600-foot minimum distance for LST analyses. Therefore, locally significant air quality impacts would be **less than significant** and no mitigation is required.

Table 3.D: Long-Term Operational Localized Significance Thresholds

Emissions Sources	NOx	СО	PM10	PM2.5
On-site emissions (lbs/day)	<1	4	<1	<1
LST Thresholds	469	6,278	21	7.3
Significant Emissions?	No	No	No	No

Source: Table M, Air Quality and Greenhouse Gas Impact Analysis, LSA, January 2019 (Appendix A)

Source Receptor Area: Metropolitan Riverside County Area, 5 acres, 600 foot distance, on-site traffic 5 percent of total.

CO = carbon monoxide	$NO_x = nitrogen oxides$
lbs/day = pounds per day	$PM_{2.5}$ = particulate matter less than 2.5 microns in size
LST = localized significance thresholds	PM_{10} = particulate matter less than 10 microns in size

Long-Term Microscale (CO Hotspot) Analysis. Local ambient air quality is most affected by CO emissions from motor vehicles. CO is typically the contaminant of greatest concern because it is the pollutant created in greatest abundance by motor vehicles and does not readily disperse into the air. Because CO does not readily disperse into the atmosphere, areas of vehicle congestion can create pockets of high CO concentrations called "hotspots." Under certain extreme meteorological conditions such as temperature inversions and in areas containing wind inhibiting landscapes such as hills or buildings, CO concentrations near a congested roadway or intersection may not disperse and may reach unhealthful levels affecting local sensitive receptors. These hotspot pockets have the potential to exceed the state 1-hour standard of 20 parts per million (ppm) of CO and/or the 8-hour standard of 9.0 ppm.

An assessment of project-related impacts on localized ambient air quality requires that future ambient air quality levels be projected. Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside area station, showed a highest recorded 1-hour concentration of 4.1 ppm (the state standard is 20 ppm) and a highest 8-hour concentration of 2.0 ppm (the state standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

As described in the *Riverside Gateway Plaza Traffic Impact Study* (Appendix G), all study area intersections currently operate at a satisfactory level of service (LOS). With addition of the project in the existing setting and all future scenarios with recommended improvements, all study area intersections would continue to operate at satisfactory LOS. The free flow traffic that is forecast to occur with the addition of project traffic do not create the conditions that create CO hotspots.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Therefore, the project would be implemented in an existing setting wi continue to do so in the future with projected cumulative traffic. Given the area, lack of extreme meteorological conditions, and no nearby wind i expected to contribute significantly to CO concentrations exceeding the S would occur, there would be a less than significant impact related to CO	extremely low nhibiting land State or federa	level of CO dscapes, proje l CO standard	concentrations ect-related veh	in the project
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
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Less Than Significant Impact. The cumulative impacts analysis is based on projections in the regional AQMP. As described in the consistency analysis presented in Response 3a, above, the proposed project is consistent with the growth assumptions in the City's General Plan 2025 and the regional AQMP. The City's General Plan 2025 is consistent with the SCAG 2016 Regional Transportation Plan/Sustainable Communities Strategy and the SCAQMD AQMP. In addition, the proposed project is not considered a significant project (e.g., airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities). Therefore, the project (including the change in zoning designation from BMP- Business and Manufacturing Park Zone to CR- Commercial Retail Zone) would be consistent with the AQMP.

Further, as discussed in Response 3b, the proposed project does not increase the frequency or severity of an air quality standards violation or cause a new violation. This study area is described as the appropriate tool to evaluate discrete project-related circulation impacts for the City that encompasses the air quality impacts from the proposed project. As shown in the *Riverside Gateway Plaza Traffic Impact Study* (Appendix G), the proposed project would not result in any significant LOS change or intersection delay with the implementation of the recommended improvements detailed in Section 16-Traffic. Thus, the combined effects of the related projects would be less than significant. Because there is no cumulative significant impact and the proposed project is consistent with the growth assumptions in the 2016 Regional Transportation Plan/ Sustainable Communities Strategy and the AQMP, the combined effects are not cumulatively significant. Therefore, there would be no cumulatively considerable net increase of the criteria pollutants that are in nonattainment status in the South Coast Air Basin. Long-term cumulative air quality impacts would be **less than significant** and no mitigation is required.

d. Expose sensitive receptors to substantial pollutant concentrations?			\boxtimes	
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3d. Response: (Source: Air Quality and Greenhouse Gas Impact Analysis (Appendix A)

Less Than Significant Impact. The SCAQMD recommends the evaluation of localized NO_x , CO, PM_{10} , and $PM_{2.5}$ concentration-related impacts to sensitive receptors in the immediate vicinity of the project site. Sensitive receptors include but are not limited to residential land uses, schools, open space and parks, recreational facilities, hospitals, resident care facilities, daycare facilities, or other facilities that may house individuals with health conditions that would be affected by poor air quality.

The project site is surrounded by undeveloped properties and business park uses. The nearest residential uses are located on Palos Drive at least 600 feet southwest of the proposed project site and on Bradford Street approximately 720 feet northwest of the proposed project site. Table 3.B above identifies the on-site construction emissions of CO, NO_x, PM₁₀, and PM_{2.5} and demonstrates that all concentrations of pollutants would be below the SCAQMD thresholds of significance. Therefore, short-term construction LST significant air quality impacts would be **less than significant**, and no mitigation is required.

Table 3.D above details the calculated emissions for the proposed operational activities compared with the appropriate LSTs. Table 3.D demonstrates the operational emission rates would not exceed the NOx, CO, PM10, and PM2.5 LSTs for the existing sensitive receptors located at a distance of 600 feet or more. Therefore, operational LST significant air quality impacts would be **less than significant** and no mitigation is required.

⁶ CalEEMod was developed for the California Air Pollution Officers Association (CAPCOA) in collaboration with the California Air Districts. Default data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) have been provided by the various California Air Districts to account for local requirements and conditions. <u>http://www.aqmd.gov/caleemod/</u>, site accessed August 16, 2017.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Create objectionable odors affecting a substantial number of people?			\square	

3e. Response: (Source: Air Quality and Greenhouse Gas Impact Analysis (Appendix A))

Less Than Significant Impact. Heavy-duty equipment operating on the project site during construction would emit odors, primarily from equipment exhaust. However, odors associated with the construction activity would be limited to the project site, would disperse quickly, and would cease to occur after construction is completed. Additionally, it is not likely that odors from construction would be noticeable beyond the project boundaries. No other sources of objectionable odors have been identified. The proposed commercial retail project includes a fast restaurant that would emit exhaust odors, however such odors would dissipate at a distance of 600 feet to the nearest residences. Therefore, project impacts related to objectionable odors would be **less than significant** and no mitigation is required.

4. BIOLOGICAL RESOURCES. Would the project:			
a. Have a substantial adverse effect, either direct modifications, on any species identified as a or special status species in local or region regulations, or by the California Departmen or U.S. Fish and Wildlife Service?	candidate, sensitive, al plans, policies, or		

4a. Response: (Source: MSHCP Consistency Analysis and Habitat Assessment (Appendix B); General Plan 2025 – Figure OS-6 – Stephens' Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 – MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area)

Less Than Significant With Mitigation Incorporated. The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), but is not located within a Specific Area Plan, Criteria Area, or adjacent to a Criteria Area or Conservation Area.⁷ The project site is primarily undeveloped with the exception of a utility easement traversing north to south through the site and an existing wireless telecommunication facility. The site is generally flat and level, with the topography sloping slightly from south to north. Soils on the site consist of loam, clay, and terrace escarpments. Native plant communities are absent from the site, with approximately 10 percent covered by patches of newly emergent Russian thistle (*Salsola tragus*) and dry red brome (*Bromus madritensis ssp. rubens*). Ornamental trees and landscaping are found along the northern, eastern, and southern perimeters of the site related to the adjacent commercial business park, golf course, and sidewalk greenbelt. A Peruvian pepper tree (*Schinus molle*) is located near the center of the project site.

The site is within the MSHCP survey areas for Narrow Endemic Plant Species Survey Area (NEPSSA) plant (San Diego ambrosia, Brand's phacelia, and San Miguel savory). However, the general biological resources survey revealed that suitable soils and/or habitat conditions for NEPSSA target species do not occur on the project site. San Diego ambrosia is found in low areas within floodplains or at edges of vernal pools in sandy loam or clay soils, none of which exist on the project site. Brand's phacelia is found within sandy washes and benches in alluvial floodplains in clay soils, none of which exist on the project site. San Miguel is found within rocky moist sites in oak woodland or tall dense chaparral, none of which exist on the project site. Because of this, focused surveys are not required.²⁰ The project will have no direct impacts to any listed as endangered or threatened species or any non-listed special-status species. The habitat suitability assessment (HSA) found that the project site does not contain suitable habitat for the burrowing owl due to the absence of potential nesting sites. No burrowing owls or burrowing owl signs were observed during the HSA.

Focused burrowing owl surveys were not conducted for the proposed project due to the absence of suitable habitat for the burrowing owl on the proposed project site. Although no evidence of burrowing owl was found during the habitat assessment and the site currently consists of only marginally suitable habitat for the species, the site conditions have the potential to change over time (e.g., cessation of or change in current weed abatement practices, and/or establishment of small mammal burrows) and create suitable habitat for the burrowing owl. While site conditions may change over time, it is unlikely to change into suitable habitat because the site does not contain sufficient vegetation or ground cover for the burrowing owl to hide from prey while hunting and foraging for their own prey. In addition, the trees and bushes in the riparian area to the west provide adequate conditions for

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⁷ MSHCP Consistency Analysis and Habitat Assessment, Riverside Gateway Plaza Project, LSA, October 2018.

Initial Study

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ISSUES (AND SUPPORTING INFORMATION SOURCES):Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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large raptors to perch and prey on smaller animals in the vicinity including rodents and burrowing owls on the project site. Nonetheless, a focused burrowing owl survey is required during the burrowing owl breeding season (March 1 through August 31) in compliance with the MSHCP survey instructions for the burrowing owl to ensure either one of two outcomes: 1) the project site is not occupied by the species during the breeding season and no further mitigation is required; or 2) the project site is occupied by the species during the breeding season and mitigation is required to avoid impacts to the species. **Mitigation Measure BIO-1** prescribes a breeding season (March 1 through August 31) focused survey and measures to avoid impacts to the species to reduce impacts to burrowing owls to **less than significant with mitigation**. **Mitigation Measure BIO-2** prescribes a preconstruction survey that would reduce impacts to burrowing owls to **less than significant with mitigation**. Implementation of **Mitigation Measure BIO-2**, a 30-day pre-construction survey, is required regardless of whether or not the owl is found to be present or not present on the project site.

BIO-1 Prior to the issuance of a grading permit, a focused burrowing owl survey shall be conducted during the burrowing owl breeding season (March 1 through August 31) in compliance with the MSHCP survey instructions for the burrowing owl (Riverside County Environmental Programs Department, 2006). If the survey reveals burrowing owl is not present, no further work in this regard is required other than preparation and submittal of a final report consistent with the MSHCP survey instructions.

If the survey reveals burrowing owl is present, construction shall be delayed until the species has departed from the site or has been relocated in accordance with the procedures contained in the MSHCP survey instructions. Once the species has departed from the site or has been relocated, a final report shall be prepared and submitted consistent with the MSHCP survey instructions.

BIO-2 Prior to the issuance of a grading permit, a pre-construction survey for the burrowing owl shall be conducted by a qualified biologist within 30 days prior to the start of project construction/groundbreaking activities. If no active burrows are detected, no further work in this regard is required.

If active burrowing owl burrows are determined to be present during the non-breeding season (September 1 to January 30), the burrow(s) shall be flagged and a 160-foot buffer shall be created around the burrow(s). The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity. During the non-breeding season, the burrowing owl may be passively excluded based on California Department of Fish and Wildlife-approved methods and the burrow can be excavated prior to construction. If active burrowing owl burrows are determined to be present during the breeding season (February 1 to August 31), the burrow(s) shall be flagged and a 500-foot buffer shall be created around the burrow(s). The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity. No work shall occur within 500 feet of the burrow unless a reduced buffer area is determined to be acceptable by a qualified biologist's notification to the City of Riverside.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?



4b. Response: (Source: General Plan 2025 – Figure OS-6 – Stephens' Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 – MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 – Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

No Impact. The proposed project does not contain riparian/riverine or vernal pool habitat, but the site is located near a riparian/riverine habitat (linear tree canopy to west of project site shown in previously referenced Figure 2). All riparian areas have been avoided as part of the proposed project design. Because no riparian habitat will be directly affected by the project, **a** less than significant impact related to riparian habitat or other sensitive natural community would occur. No mitigation is required.

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c.	Have a substantial adverse effect on federally protected wetlands	
	as defined by Section 404 of the Clean Water Act (including, but	
	not limited to, marsh, vernal pool, coastal, etc.) through direct	
	removal, filling, hydrological interruption, or other means?	

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INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4c. Response: (Source: City of Riverside GIS/CADME USGS	Quad Map Layer)	, I		<u>I</u>
No Impact. No drainage features, ponded areas, or riparian habitat s and Wildlife (CDFW), United States of Army Corp of Engineers (RWQCB) was found within the project site. Therefore, development impact on the adverse effect of a federally protected wetland, and no	(USACE), and/or t of the proposed pr	Regional Wa	ater Quality C	Control Board
d. Interfere substantially with the movement of any native res or migratory fish or wildlife species or with established n resident or migratory wildlife corridors, or impede the us native wildlife nursery sites?	native			
4d. Response: (Source: MSHCP, General Plan 2025 – Figure	OS-7 – MSHCP (Cores and Lin	(kage)	
 of the project may therefore have direct and indirect effects to migra lestruction of nesting bird habitat (e.g., trees and shrubs) and indirect of during construction activities that may cause birds to abandon nests of BIO-3 required that a nesting bird survey be conducted prior to any graduring nesting season. BIO-3 If project activities are planned during the bird nesting season bird survey shall be conducted within 3 days prior to constru will be established by the biologist. The buffer may be up the bird found. This buffer will be clearly marked in the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or clearing will not be conducted within the field and construction or cleari	effects may result to or that may negative round-disturbing a son (February 15 to action. Should nesting to 500 feet in diam by construction pe	from increased vely affect ne ctivities if any o August 31) ing birds be for eter, depending ersonnel unde	d noise and hu stlings. Mitiga y such activitie , a pre-constru- pund, an exclusing on the spec r guidance of	man presence ation Measure es are planned action nesting sionary buffer ties of nesting the biologist,
fledged or the nest is no longer active.			\square	
e. Conflict with any local policies or ordinances prote biological resources, such as a tree preservation polic				
biological resources, such as a tree preservation polic ordinance?	rside's boundaries to tal. The Manual do to The specification Arboriculture, the s installation of str Manual. The City' ubmittal to the Plan	ocuments the ns in the Ma National Arb eet trees throus s Public Wor uning Division	guidelines for nual are based orists Associa aghout the pro- ks Street Tree n Inspection o	the planting, d on national ation, and the ject area. The Division will f landscaping
 biological resources, such as a tree preservation polic ordinance? 4e. Response: (Source: Urban Forestry Policy Manual) Less Than Significant Impact. Any project within the City of Rivers a City right-of-way must follow the Urban Forest Tree Policy Manu pruning, preservation, and removal of trees in City rights-of- way. Standards for tree care established by the International Society of A American National Standards Institute. The proposed project includes nstallation of these trees will be in compliance with the Tree Policy I review landscape plans through a formal landscape and irrigation sul will occur during installation and prior to occupancy, ensuring a 	rside's boundaries t nal. The Manual do The specification Arboriculture, the s installation of str Manual. The City' abmittal to the Plan all required City of vation	ocuments the ns in the Ma National Arb eet trees throus s Public Wor uning Division	guidelines for nual are based orists Associa aghout the pro- ks Street Tree n Inspection o	the planting, d on national ation, and the ject area. The Division will f landscaping

⁸ Figure OS-7 – MSHCP Cores and Linkages, City of Riverside General Plan 2025, 2012.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Less Than Significant With Mitigation Incorporated. The project area is not within a designated MSHCP Criteria Area, existing or proposed Core, Extension of Existing Core, Non-Contiguous Habitat Block, Constrained Linkage, or Linkage areas. As described previously, a general habitat survey was conducted on the project site pursuant to MSHCP Section 6.1.2. Based on the survey, the project site does not contain any riparian/riverine habitat areas, although a natural drainage exists to the west of the project site. The project also does not contain any vernal pools, sensitive plant species, or other sensitive wildlife species that are included within the MSHCP.

In addition, Section 6.3.2 of the MSHCP requires focused surveys for burrowing owl for sites within the designated "Additional Survey Needs Area". As concluded previously under Section 4a, a focused burrowing owl survey shall be implemented as part of **Mitigation Measure BIO-1** to ensure either one of two outcomes: 1) the project site is not occupied by the species during the breeding season and no further mitigation is required; or 2) the project site is occupied by the species during the breeding season and mitigation is required to avoid impacts to the species. In either case, **Mitigation Measure BIO-2** requiring a pre-construction survey for burrowing owl shall be implemented due to the presence of potentially suitable habitat. Implementation of **Mitigation Measures BIO-1** and **BIO-2** will ensure that impacts related to burrowing owls will be less than significant. Furthermore, the project will be required to conduct pre-construction surveys for nesting birds (included as **Mitigation Measure BIO-3**), which are covered by the MSHP.

Also, Section 6.1.4 of the MSHCP provides Urban/Wildlands Interface Guidelines to minimize urban/wildlands interface issues that relate to indirect impacts such as water quality (drainage), use of toxics, night lighting, indirect noise, invasive plant and wildlife species, protection of habitat areas (barriers), and grading/land development adjacent to habitat areas. The proposed project is not located within a Criteria Area, or adjacent to a Criteria Area or Conservation Area. Thus, the proposed project is not subject to the Urban/Wildlands Interface Guidelines. Through implementation of **Mitigation measures BIO-1** through **BIO-3**, the proposed project will not conflict with the provisions of the MSHCP, and direct, indirect, and cumulative impacts would be **less than significant with mitigation incorporated**.

5.	CULTURAL RESOURCES. Would the project:		
	a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines?		\boxtimes

5a. Response: (Source: Cultural Resources Assessment (Appendix C))

No Impact. CEQA defines a "historical resource" as a resource that meets one or more of the following criteria: (1) is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) is listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) is identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) is determined to be a historical resource by a project's Lead Agency (PRC Section 21084.1 and *State CEQA Guidelines* Section 15064.5[a]). A "substantial adverse change" to a historical resource, according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

The project site is currently vacant with the exception of a utility easement traversing north to south through the site and an existing wireless telecommunication facility.

The *Cultural Resources Assessment* (Appendix C) prepared for the project identified no historic- resources on the project site. There are 14 historic resources previously recorded within one mile of the project site, with the nearest historic resources consisting of three sites related to the Hole Dam Complex located approximately 700 feet to the west. The proposed project would not directly affect these resources and development of the project would not affect their contextual significance. There are for these reasons, the project would have **no impact** related to historic resources and no mitigation is required.

	Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?		\boxtimes		
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5b. Response: (Source: Cultural Resources Assessment (Appendix C), General Plan 2025 FPEIR – Figures 5.5-1 Archaeological Sensitivity and 5.5-2 Prehistoric Cultural Resource Sensitivity)

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Less Than Significant With Mitigation Incorporated. The *Cultural Resources Assessment* (Appendix C) prepared for the project identified no prehistoric resources on the project site. There are 13 prehistoric resources previously recorded within one

mile of the project site, with the nearest prehistoric resource consisting of one bedrock milling site on the east-facing slope overlooking the Hole Dam spillway located approximately 600 feet of the project's northern boundary. Because numerous cultural resources have been documented within one mile of the project area, including the prehistoric bedrock milling site, the sensitivity of the project site for potential subsurface cultural resources is high.⁹

The intensive pedestrian survey of the project site identified utility poles situated in elevated areas of soil, indicating the majority of the project site had been subject to grading of the original surface, and several feet of topsoil had been previously removed. Therefore, the probability of cultural resources being unearthed during earthmoving activities is very low despite the high sensitivity of the project site and vicinity. Nonetheless, impacts are considered to be significant and mitigation is required in the form of monitoring by a qualified archaeologist. In the unlikely event that cultural resources are identified during earthmoving activities, **Mitigation Measure CR-1** through **CR-4** shall be implemented. With implementation of **Mitigation Measures CR-1** through **CR-4**, impacts related to previously undiscovered archaeological resources would be **less than significant**.

- **CR-1:** Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and interested tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised.
- CR-2: Archaeological and Paleontological Monitoring: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.
 - 1. The project archaeologist, in consultation with interested tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:
 - a. Project grading and development scheduling;
 - b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
 - c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;
 - d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and
 - e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CR-4.
- **CR-3:** Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:
 - 1. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
 - 2. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:

⁹ Figure 5.5-1, *City of Riverside General Plan and Supporting Documents EIR*, Albert A. Webb Associates, November 2007.

 $^{26 \}qquad \qquad \mathsf{P18-0246} \ \mathsf{(RZ)}, \ \mathsf{P17-0638} \ \mathsf{(CUP)}, \ \mathsf{P18-0247} \ \mathsf{(CUP)}, \ \mathsf{P18-0248} \ \mathsf{(CUP)}, \ \mathsf{P17-0639} \ \mathsf{(DR)} \\$
	PotentiallyLess ThanLess ThanSignificantSignificantSignificImpactWithImpaMitigation
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- a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
- b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
- c. If more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and
- d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and interested tribes.
- CR-4: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		\square		
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5c. Response: (Source: General Plan 2025 Policy HP-1.3)

Less Than Significant With Mitigation Incorporated. The project site area contains artificial fills and older alluvial fan deposits. Artificial fills may contain fossils, but such fossils have been removed from their original location and are thus out of stratigraphic context. For this reason, they are not considered important for scientific study and have no paleontological sensitivity. Older alluvial fan deposits contain fossils including mammoths, mastodons, horses, bison, camels, saber-toothed cats, coyotes, deer, and sloths, as well as smaller animals like rodents, rabbits, birds, reptiles, and fish. For this reason, these deposits are considered to have high paleontological sensitivity. Ground-disturbing activities for the project are expected to extend into older alluvial fan deposits with high paleontological sensitivity. This is considered a significant impact. Impacts to paleontological resources would be reduced to less than significant with implementation of Mitigation Measure CR-2.

d. Disturb any human remains, including those interred outside of dedicated cemeteries?

5d. Response: (Source: General Plan 2025 FPEIR Figure 5.5-1 – Archaeological Sensitivity and Figure 5.5-2 – Prehistoric Cultural Resources Sensitivity)

Less Than Significant Impact. No known human remains are present on the project site and there are no facts or evidence to support the idea that Native Americans or people of European descent are buried on the project site. In the unlikely event that human remains are encountered during project grading, the proper authorities would be notified, and standard procedures for the respectful handling of human remains during the earthmoving activities would be followed. Construction contractors are required to adhere to California Code of Regulations (CCR) Section 15064.5(e), PRC Section 5097, and Section 7050.5 of the State Health and Safety Code. To ensure proper treatment of burials, in the event of an unanticipated discovery of a burial, human bone, or suspected human bone, the law requires that all excavation or grading in the vicinity of the find halt immediately, the area of the find be protected, and the contractor immediately notify the County Coroner of the find. The construction contractor, developer, and the County Coroner are required to comply with the provisions of CCR Section 15064.5(e), PRC Section 5097.98, and Section 7050.5 of the State Health and Safety Code. Compliance with these provisions would ensure that any potential impacts **109**

ISSUES (AND SU INFORMATION		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	remains would be less than significant by ensur red by State law. No mitigation is required.	ing appropria	_	n, treatment, a	and protection
6. GEOLOGY ANI Would the project:) SOILS.				
	structures to potential substantial adverse effects, of loss, injury, or death involving:				
most recent issued by the substantial ev	known earthquake fault, as delineated on the Alquist-Priolo Earthquake Fault Zoning Map State Geologist for the area or based on other vidence of a known fault? Refer to Division of eology Special Publication 42.				
6i. Response: (S Regional Fau	Source: Preliminary Soil Investigation Report Ilt Zones)	(Appendix)	D); General	Plan 2025 F	igure PS-1 –
an Alquist-Priolo zone. The low. The site is located ap	pact. Seismic activity is expected in Southern Ca ne project site does not contain any known faul proximately 10 miles northeast of the Elsinore y Municipal Code and California Building Cod mitigation is required.	t; therefore, j Fault. Prope	potential for or r engineering	on-site fault r design and c	upture is very onstruction in
ii. Strong seismi	c ground shaking?			\boxtimes	
hazard that could affect the	pact. The site is located within a seismically acti site is ground shaking resulting from an earthqu	ake occurring	g along severa	l major active	or potentially
hazard that could affect the active faults in southern Ca ground shaking at the site i sections of the San Jacinto Avenue Fault, and is locato The amount of motion exp	site is ground shaking resulting from an earthqu lifornia. The known regional active and potential nclude the Chino-Central Avenue, Elsinore-Gler o fault zone, the Cucamonga, and the San Jose ed approximately 6 miles west- of the site.	ake occurring lly active faul a Ivy, Whittie faults. The	g along severa Its that could p er, San Bernard closest active ending upon th	I major active produce the m dino and San fault is the (he distance to	or potentially ost significant Jacinto Valley Chino-Central
hazard that could affect the active faults in southern Ca ground shaking at the site i sections of the San Jacinto Avenue Fault, and is locate The amount of motion exp magnitude of the earthqua	site is ground shaking resulting from an earthqu lifornia. The known regional active and potentia nclude the Chino-Central Avenue, Elsinore-Gler o fault zone, the Cucamonga, and the San Jose ed approximately 6 miles west- of the site.	ake occurring lly active faul h Ivy, Whittie faults. The forceful dependent be expecte	g along severa Its that could p er, San Bernard closest active ending upon the d at sites loca	I major active produce the m dino and San fault is the 0 he distance to ted closer to	or potentially ost significant Jacinto Valley Chino-Central o the fault, the an earthquake
hazard that could affect the active faults in southern Ca ground shaking at the site i sections of the San Jacinto Avenue Fault, and is locato The amount of motion exp magnitude of the earthqual epicenter, that consist of po Structures built in the City Regulations, Title 24, Part of soils onsite, and the prob safety features to minimiz foundations; and 3) constru- the proposed project must	site is ground shaking resulting from an earthqu lifornia. The known regional active and potential nclude the Chino-Central Avenue, Elsinore-Gler to fault zone, the Cucamonga, and the San Jose ed approximately 6 miles west- of the site. bected at a building site can vary from none to ke, and the local geology. Greater movement can	ake occurring lly active faul n Ivy, Whittie faults. The forceful dependent n be expected in response California E y based on fau h the CBC wire ult of earthout thstand the est table structur	g along severa Its that could p r, San Bernard closest active ending upon the d at sites loca e to an earthqu Building Code ctors includin ill include the quakes; 2) pro ffects of stron res from seism	I major active produce the m dino and San (fault is the C he distance to ted closer to a take of great f (CBC [Calify g occupancy t incorporation oper building g ground shal hic hazards, d	or potentially ost significant Jacinto Valley Chino-Central o the fault, the an earthquake magnitude. fornia Code of type, the types of: 1) seismic footings and king. Because irect, indirect,
hazard that could affect the active faults in southern Ca ground shaking at the site i sections of the San Jacinto Avenue Fault, and is locate The amount of motion exp magnitude of the earthqual epicenter, that consist of po Structures built in the City Regulations, Title 24, Part of soils onsite, and the prob safety features to minimiz foundations; and 3) constru- the proposed project must or cumulative impacts asso- is required.	site is ground shaking resulting from an earthqu difornia. The known regional active and potential nelude the Chino-Central Avenue, Elsinore-Gler o fault zone, the Cucamonga, and the San Jose ed approximately 6 miles west- of the site. bected at a building site can vary from none to ke, and the local geology. Greater movement ca oorly consolidated material such as alluvium, an are required to be built in compliance with the 2]) that contains provisions for earthquake safet bable strength of ground motion. Compliance wit ze the potential for significant effects as a resultion of the building structure so that it will wi comply with CBC regulations that protect habit	ake occurring lly active faul n Ivy, Whittie faults. The forceful dependent n be expected in response California E y based on fau h the CBC wire ult of earthout thstand the est table structur	g along severa Its that could p r, San Bernard closest active ending upon the d at sites loca e to an earthqu Building Code ctors includin ill include the quakes; 2) pro ffects of stron res from seism	I major active produce the m dino and San (fault is the C he distance to ted closer to a take of great f (CBC [Calify g occupancy t incorporation oper building g ground shal hic hazards, d	or potentially ost significant Jacinto Valley Chino-Central o the fault, the an earthquake magnitude. fornia Code of type, the types of: 1) seismic footings and king. Because irect, indirect,
hazard that could affect the active faults in southern Ca ground shaking at the site i sections of the San Jacinto Avenue Fault, and is locato The amount of motion exp magnitude of the earthqual epicenter, that consist of po Structures built in the City Regulations, Title 24, Part of soils onsite, and the prob safety features to minimiz foundations; and 3) constru- the proposed project must or cumulative impacts asso- is required.	site is ground shaking resulting from an earthqu difornia. The known regional active and potential nclude the Chino-Central Avenue, Elsinore-Gler o fault zone, the Cucamonga, and the San Jose ed approximately 6 miles west- of the site. Dected at a building site can vary from none to ke, and the local geology. Greater movement ca oorly consolidated material such as alluvium, an or are required to be built in compliance with the 2]) that contains provisions for earthquake safety bable strength of ground motion. Compliance with ze the potential for significant effects as a resultion of the building structure so that it will wi comply with CBC regulations that protect habi- bacitated with strong seismic ground shaking will he ed ground failure, including liquefaction?	ake occurring lly active faul n Ivy, Whittie faults. The forceful dependent n be expected in response California E y based on faut h the CBC with ult of earthout thstand the entropy table structure have a less th	galong several Its that could per, San Bernard closest active ending upon the dat sites locate to an earthqu Building Code ctors including ill include the quakes; 2) pro- ffects of stron- res from seism an significan	I major active produce the m dino and San fault is the C he distance to ted closer to take of great n (CBC [Califf g occupancy t incorporation oper building g ground shal hic hazards, d t impact, and	or potentially ost significant Jacinto Valley Chino-Central the fault, the an earthquake magnitude. Fornia Code of type, the types of: 1) seismic footings and king. Because irect, indirect, no mitigation

 ¹⁰ Figure PS-2, *City of Riverside General Plan 2025*, November 2012.
 ¹¹ Sid Geotechnical Inc., *Preliminary Soil Investigation Report*, 2002.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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groundwater was not identified in the site-specific studies, although prior studies identified groundwater at a depth of approximately 670 feet amsl offsite at Hole Lake approximately 100 feet to the north. With the project site average elevation at approximately 730 feet amsl, it can be inferred that depth to groundwater averages approximately 60 feet below the surface of the project site. For this reason, the potential for structure damage as a result of liquefaction is very low.

Project structures and footings are required to be built with seismic safety measures, including those related to liquefaction, that will reduce the potential effects of liquefaction. Proper engineering design and construction in conformance with City Municipal Code and the CBC standards and project-specific geotechnical recommendations would ensure that seismic-related ground failure, including liquefaction, would be reduced to **less than significant** levels and no mitigation is required.

iv. Landslides?				\square
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6iv. Response: (Source: Preliminary Soil Investigation Report (Appendix D); General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Title 18 – Subdivision Code, Title 17 – Grading Code)

No Impact. Landslides are the downhill movement of masses of earth and rock, and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The Geology and Soils section of the City's General Plan 2025 FPEIR states that "areas of high susceptibility to seismically induced landslides and rockfalls correspond to steep slopes in excess of 30 percent." Figure 5.6-1 of the General Plan 2025 FPEIR indicates that the project area is located on land identified as having a 0 to 10 percent slope, which is the lowest of the four potential categories. Therefore, there will be **no impact** related to landslides directly, indirectly, or cumulatively, and no mitigation is required.

b. Result in substantial soil erosion or the loss of topsoil?			\bowtie		l
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6b. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, and Title 17 – Grading Code)

Less Than Significant Impact. On-site soils consist of Buchenav loam (BhC), slightly saline-alkali (2 - 8 percent slopes), Porterville clay (PtB), moderately deep, slightly saline-alkali (0 - 5 percent slopes), and Terrace escarpments (TeG).¹² During grading and construction, disturbance of soil by heavy construction equipment could result in erosion. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, the Grading Code (Title 17) requires the implementation of effective landscaping, check dams, cribbing, riprap, etc. for cut slopes greater than five feet in height minimize soil erosion, as detailed in Section 17.28.030. Furthermore, Chapter 18.200 of Title 18 (Subdivision) requires the developer to submit detailed plans and specifications indicating actions to prevent soil erosion, including sedimentation and/or damage to off-site property. Qualified City staff shall review these plans, and their approval shall be conditioned on City Planning Commission determination of their effectiveness. Compliance with State and Federal requirements as well as with Titles 17 and 18 will ensure that impacts from soil erosion or loss of topsoil will be a **less than significant**, and no mitigation is required.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?



6c. Response: (Source: Preliminary Soil Investigation Report (Appendix D); General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, Figure PS-3 – Soils with High Shrink-Swell Potential; General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)

Less Than Significant Impact. The project site has been previously excavated, filled, graded, and leveled. The site is generally flat, with less than 10 feet of elevation difference across the site. Native alluvial soils, medium dense silty fine to medium sands and fine sandy silts are present underneath superficial deposits. Liquefaction occurs primarily in saturated, loose, fine-to-medium grained alluvial soils in areas where the groundwater table is within 50 feet of the surface. Shaking suddenly causes soils to lose strength and behave as a liquid. Liquefaction-related effects include loss of bearing strength, lateral spreading, and flow failures or slumping. Seven exploratory boreholes were drilled by GeoMat engineer on January 14, 18, 19, 20, and 21, 2017 and one borehole was drilled on October 24, 2015, to a maximum depth of 50 feet below existing ground surface (Appendix D).

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¹² Web Soil Survey, U.S. Department of Agriculture, August 21, 2017.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Groundwater was not encountered by the GeoMat engineer in exploratory surface. Based on available groundwater data, a historic high groundwate estimated. ¹³ Per the project specific soils report (Appendix D), " a poter not expected at the site since there is not an upper potentially liquefiable lay the induced vertical stress in the soil is 10% of the bearing pressure impose	ter of greater ntial for loss ver at a depth	r than 100 fe of bearing cap shallower tha	et below grou pacity due to 1 n the estimated	nd surface i iquefaction i
The City of Riverside General Plan 2025 FPEIR identifies the site as being (2017) and historic reports anticipate groundwater deeper than 100 feet b compliance with the City's codes will sufficiently ensure that impacts re significant impacts level directly, indirectly, and cumulatively, and no mi	elow ground lated to geol	level. Due to ogic conditio	the depth of	groundwate
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				\square
6d. Response: (Source: Preliminary Soil Investigation Report (App Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5. California Building Code as adopted by the City of Riverside and	.6-5 – Soils	with High Sh	hrink-Swell Po	otential, an
No Impact. Expansive soils contain significant amounts of clay particles a dried. Expansive soils, defined under CBC, expand when wet and shrink subjected to large uplifting forces caused by the swelling. Without proper r foundations and slabs-on-grade could result.	when dry.	Structures co	nstructed on th	nese soils ar
The amount or type of clay present in soil determines its shrink-swell poter very low to no potential for expansion. Nonetheless, the project site wil Municipal Code and CBC standards as well as project-specific geotechnic not have expansive soils, there will be no impact directly, indirectly, or cu	ll be graded cal recommen	and compactend and compactend and compact and a compact an	ed in accordar prefore, the pro-	nce with Cit
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				
6e. Response: (Source: Project plans)	1	1		1
No Impact. The proposed project will tie into existing sewers and will ne systems. As a result, no impact related to septic tanks or alternative waste w of the proposed project.				
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
7a. Response: (Source: Air Quality and Greenhouse Gas Impact Ana	ılysis (Appen	dix A), SCAQ	QMD 2010)	
Less Than Significant Impact. The analysis methodologies from SCAQM GHG from implementation of the proposed project. SCAQMD does not hav agencies. SCAQMD does have draft GHG threshold recommendations evaluate GHG impacts, which includes:	ve approved (GHG threshol	d recommenda	tions for lea
• Tier 1: determine whether or not the project qualifies for any applicab	le exemption	under CEQA	Λ;	
• Tier 2: determine whether the project is consistent with a greenhouse have significant greenhouse gas emissions; and	e gas reductio	on plan, which	h will mean th	at it does no
			1 0	1 6 11 .

• Tier 3: determine if the project will be below screening values; if a project's GHG emissions are under one of the following two screening thresholds, then the project is less than significant:

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P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP), P18-0248 (CUP), P17-0639 (DR)

¹³ Preliminary Soil Investigation Report, (Appendix E).

¹⁴ Figure PS-2 – Liquefaction Zones, City of Riverside 2025 General Plan, November 2012.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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• Composite screening threshold for all land use types: 3,000 MTCO2e per year; or

- Specific screening threshold for the following three land use types:
 - Residential: 3,500 MTCO2e per year;
 - Commercial: 1,400 MTCO2e per year; or
 - Mixed use: 3,000 MTCO2e per year.

In addition, SCAQMD's draft recommended methodology for project's construction are to average them over 30-years and then add them to the project's operational emissions to determine if the project will exceed the screening values listed above. To determine whether the project is significant, the City of Riverside uses the conservative SCAQMD Tier 3 composite threshold of 3,000 MTCO2e per year for all land use types.

Overall, the following activities associated with the proposed project could directly or indirectly contribute to the generation of GHG emissions:

- **Construction Activities:** During construction of the project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles.
- Gas, Electricity, and Water Use: Natural gas use results in the emission of two GHGs: CH₄ (the major component of natural gas) and CO₂ (from the combustion of natural gas).
- Solid Waste Disposal: Solid waste generated by the project could contribute to GHG emissions in a variety of ways. Landfilling and other methods of disposal use energy for transporting and managing the waste, and they produce additional GHGs to varying degrees.
- Motor Vehicle Use: Transportation associated with the proposed project would result in GHG emissions from the combustion of fossil fuels in daily automobile and truck trips.

Construction

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The project construction activities will be temporary, but could contribute to greenhouse gas impacts. Construction activities will result in the emission of GHGs from equipment exhaust, construction-related vehicular activity and construction worker automobile trips. The total estimated construction-related GHG emissions for construction of the proposed residences are shown in Table 7.A. As shown, the estimated GHG emissions during construction will equal approximately 323 MTCO2e, which is equal to approximately11 MTCO2e per year after amortization over 30 years per SCAQMD methodology.

Table 7.A: Co	onstruction	Greenhouse	Gas	Emissions
---------------	-------------	------------	-----	-----------

			Total Regional Polluta	ant Emissions (MT/yr)	
	Construction Phase	CO ₂	CH4	N ₂ O	CO ₂ e
1 at	Site Preparation	9	<1	0	9
1st Year	Grading	11	<1	0	12
rear	Building Construction	53	<1	0	53
21	Building Construction	228	<1	0	229
2nd Year	Paving	17	<1	0	17
Teal	Architectural Coating	2	<1	0	2
Total C	Construction Emissions	321	<1	0	323
Amorti	ized over 30 years	11	<1	0	11

Source: Table N, Air Quality and Greenhouse Gas Impact Analysis, LSA, January 2019 (Appendix A)

Notes:

¹ Rounded to the nearest whole number.

 CH_4 = methane MT/yr = metric tons per year $CO_2 = carbon dioxide$ $N_2O = nitrous oxide$ $CO_2e = carbon dioxide equivalent$

Operations:

Long-term operation of the proposed project would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. Mobile-source emissions of GHGs would include project-generated vehicle trips associated with on-site facilities and customers and visitors to the project site. Area-source emissions would be associated with activities (e.g., landscaping and maintenance of proposed land uses, natural gas for heating, and other sources). Increases in stationary-source emissions would also occur at off-site utility providers as a result of demand for electricity, natural gas, and water by the proposed uses. The GHG emission estimates presented in Table 7.B detail the emissions associated with the level of development envisioned by the proposed project at opening.

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The remaining CO₂e emissions are primarily associated with building heating systems and increased regional power plant electricity generation due to the proposed project's electrical demands. Specific development projects proposed under the project would comply with existing State and Federal regulations regarding the energy efficiency of buildings, appliances, and lighting, which would reduce the project's electricity demand. The new buildings constructed in accordance with current energy efficiency standards would be more energy-efficient than older buildings. Since January 1, 2014, several new Building Codes have been enforced in California. All structures other than one- and two-family dwellings and townhomes will be built under the 2016 CBC to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices.

Table 7.B: Operational Greenhouse Gas Emissions

	Pollutant Emissions, MT/yr							
Source	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH4	N ₂ O	CO ₂ e		
Construction emissions amortized over 30 years	0	11	11	<1	0	11		
Operational Emissions								
Area Sources	0	<1	<1	<1	0	<1		
Energy Sources	0	311	311	<1	<1	312		
Mobile Sources	0	1,499	1,499	<1	0	1,501		
Waste Sources	17	0	17	1	0	24		
Water Usage	<1	21	21	<1	<1	24		
Total Project Emissions ¹	17	1,842	1,860	1	<1	1,891		
		,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		1	,		

Source: Table O, Air Quality and Greenhouse Gas Impact Analysis, LSA, January 2019 (Appendix A)

Notes:

¹ Numbers in table may not appear to add up correctly due to rounding of numbers.

Bio-CO₂ = biologically generated CO₂ CH_4 = methane

 $CO_2e = carbon dioxide equivalent$ MT/yr = metric tons per year

 $CO_2 = carbon dioxide$ $N_2O = nitrous oxide$

 $NBio-CO_2 = Nonbiologically generated CO_2$

As shown in Table 7.B, the proposed project's total net annual GHG emissions will be approximately 1,891 MTCO2e per year. This will not exceed the threshold of 3,000 MTCO2e per year. Therefore, the net increase in GHG emissions resulting from implementation of the proposed project would be **less than significant** and no mitigation is required.

b.	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?		\boxtimes
	greenhouse gases?		

7b. Response:

No Impact. The City adopted its Riverside Restorative Growthprint (RRG) Economic Prosperity Action Plan (RRG-EPAP) and Climate Action Plan (RRG-CAP) in January 2016. The RRG-CAP includes policies and measures that the City implements to achieve the reduction targets required by the state's AB 32 requirements and the statewide GHG reduction goals. The City has also adopted the California Building Code (Title 24), which includes the CalGreen requirements that require new development to reduce water and energy consumption, and reduce solid waste. The proposed commercial uses will comply with these regulations, and do not include any features that will require significant energy or water use, or otherwise interfere with implementation of these requirements. In addition, as described above, the proposed project will not exceed the regional GHG thresholds. Therefore, the proposed project will result in **no impact** regarding conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. No mitigation is required.

8.		AZARDS AND HAZARDOUS MATERIALS.			
	a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		\boxtimes	
	8a.	Response:			 11

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Less Than Significant Impact. Construction of the project has the poter through the routine transportation, use, and disposal of construction-related other materials. These materials are typical of materials delivered to co- applicable Federal, State, and local laws and regulations pertaining to the hazardous waste, including but not limited to Title 49 of the Code of Feder which describes strict regulations for the safe transportation of hazardous mand local laws related to the transportation, use and storage of hazardous mand accidents during transit, use and storage to a less than significant impact.	l hazardous n onstruction s he transport, ral Regulatio aterials. Com materials wo	e a hazard to naterials such ites. The pro- use, disposa ns implemen apliance with uld reduce th	as fuels, oils, oject shall con l, handling, ar ted by Title 13 all applicable l e likelihood ar	solvents, and nply with all nd storage of of the CCR, Federal, State
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
8b. Response: (Source:				
Less Than Significant Impact. The project may involve the use of haza federal, state, and local laws and regulations pertaining to the transport, use including but not limited to Title 49 of the Code of Federal Regulations in strict regulations for the safe transportation of hazardous materials. Complete to the transportation, use and storage of hazardous materials would transit, use and storage to a less than significant impact . No mitigation is	e, disposal, h nplemented iance with al reduce the lil	andling, and by Title 13 of Il applicable f	storage of haza f the CCR, wh federal, state as	ardous waste, ich describes nd local laws
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			\boxtimes	
 8c. Response: (Source: General Plan 2025 Public Safety and Educal D – CalARP RMP Facilities in the Project Area, Figure 5.13 Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-4 – Other Safety Code, Title 49 of the Code of Federal Regulations, Califor Less Than Significant Impact. There are not schools located within development does not pose a potential health risk to nearby existing or pr during demolition, construction, and occupation of the proposed project we and local statutes and regulations. Compliance would ensure that children, not exposed to hazardous materials. As such, impacts associated with the other statutes and regulations. 	2-2 – Rivers r School Dist rnia Building one-quarter oposed schoo build be subject teachers, state exposure of s	<i>ide Unified</i> <i>trict Boundar</i> <i>g Code</i>) mile of the ols; however, ct to all applied ff, and visito	School Dist ries, California project site. T use of hazard cable existing f rs at the nearb	rict (RUSD) a Health and The proposed ous materials Federal, State, y schools are
this project and will result in a less than significant impact. No mitigation	is required.			
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
8d. Response: (Source: General Plan 2025 Figure PS-5 – Hazardou A – CERCLIS Facility Information, Figure 5.7-B – Regulated EnviroStor Database Listed Sites)				
No Impact. No hazardous materials sites, compiled pursuant to Governme to the project location on the EnviroStar online database. ¹⁵ In addition, the any hazardous waste sites on or adjacent to the project site. Because the sit is not identified in the General Plan FPEIR, no impact would occur related	General Plan e is not locate	2025 FPEIR ed on the Env	(Figure 5.7-1) FiroStor online) does not list database and
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			\boxtimes	
¹⁵ EnviroStor, Department of Toxic Substances Control, 2017. <u>https://www.envirosto</u>	r.dtsc.ca.gov/pu	blic/ (Accessed I	November 17, 201	7).

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8e. Response: (Source: General Plan 2025 FPEIR Figure 5.7-2 – County Airport Land Use Compatibility Plan (RCALUCP)		and Compati	bility Zones a	nd Riversid
Less Than Significant Impact. The proposed project is located app Municipal Airport, within the Extended Approach/Departure Airport Safe 2025 FPEIR. On May 20, 2003, the Riverside City Council approved a for the Jurupa Avenue Extension Project. As part of this approval, the City for the Gateway Plaza site recommended by the County's Airport Land U project does not include land uses that are prohibited in this safety zone s this reason, crash hazard impacts are considered less than significant re- the project area, and no mitigation is required.	ety Zone, as de n Exchange, D v Council waive Jse Commission such as schools	picted in Figu isposition, ar ed the Land U n. Nonetheles , hospitals, ar	the 5.7-2 of the ad Development se Compatibilities, the propose and three story b	General Pla nt Agreemen ty Guideline d commercia puildings. Fo
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working the project area?				\boxtimes
8f. Response: (Source: General Plan 2025 Figure PS-6 – Airport	Safety Zones	and Influence	e Areas, RCA	LUCP)
No Impact. Because the proposed project is not located within proximal airstrip, it will not expose people residing or working in the City to safety to people residing or working in the project area directly, indirectly, or c	y hazards relate	ed to a private	airstrip. No i	npact relate
g. Impair implementation of or physically interfere with an adopte emergency response plan or emergency evacuation plan?	ed 🗌		\square	
8g. Response: (City of Riverside's EOP)			•	
Less Than Significant Impact. The project is within an urbanized area and full improved streets. All streets have been designed to meet the Public V project shall comply with the City's Emergency Operations Plan (EOI construction activities. Any street closure will be of short duration so as or evacuation plan. With compliance of the EOP, the project will have a	Vorks and Fire P). Temporary not to interfere	Department s street closur or impede w	pecifications. e may be neco ith any emerge	The propose essary durin ency respons
or evacuation plan. No mitigation is required.				
 h. Expose people or structures to a significant risk of loss, injury death involving wildland fires, including where wildlands a adjacent to urbanized areas or where residences are intermixed with wildlands? 	re			
 Expose people or structures to a significant risk of loss, injury death involving wildland fires, including where wildlands a adjacent to urbanized areas or where residences are intermixed 	re ed Hazard Areas, Iurisdictional I	Local Hazard	ayer VHFSZ .	
 h. Expose people or structures to a significant risk of loss, injury death involving wildland fires, including where wildlands a adjacent to urbanized areas or where residences are intermixed with wildlands? 8h. Response: (Source: General Plan 2025 Figure PS-7 – Fire Riverside's EOP, 2002, Riverside Operational Area – Multi-J 	re ed Hazard Areas, furisdictional I s) Strategic Pla rbanized area w	Local Hazard (n) where no wild	ayer VHFSZ	lan (LHMP)
 h. Expose people or structures to a significant risk of loss, injury of death involving wildland fires, including where wildlands a adjacent to urbanized areas or where residences are intermixed with wildlands? 8h. Response: (Source: General Plan 2025 Figure PS-7 – Fire Riverside's EOP, 2002, Riverside Operational Area – Multi-J 2004 Part 1/Part 2 and Office of Emergency Services' (OEM's Less Than Significant Impact. The proposed project is located in an unis not located within a Very High or Moderate Fire Severity Zone (VHF) 	re ed Hazard Areas, furisdictional I s) Strategic Pla rbanized area w	Local Hazard (n) where no wild	ayer VHFSZ	lan (LHMP)

¹⁶ Figure PS-7 – Fire Hazard Areas, City of Riverside General Plan FEIR, November 2012.

34 P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP), P18-0248 (CUP), P17-0639 (DR)

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
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9a. Response: (Source: Project Specific Water Quality Management Plan (Appendix E); General Plan 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water)

Less Than Significant Impact. During site clearing and grading phases will disturb vegetation and surface soils, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, the site's bare soil would be subject to wind and water erosion. Since the project involves more than one acre of ground disturbance, it is subject to City approval of a grading and erosion control plan per the Construction Activities General Permit (State Water Resources Board Order No. 2009-009-DWQ, NPDES No. 99-08-DWQ), which requires preparation of a SWPPP by a Qualified SWPPP Developer. The grading and erosion control plan and SWPPP are required for plan check and approval by the City's Building and Safety Division, prior to provision of permits for the project, and will include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation, include: use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as described in the response above). Implementation of site-specific best management practices (BMPs) as established by the SWPPP will ensure all impacts related to erosion and sedimentation from ground disturbance is **less than significant**.

Under existing conditions, the project site drains in a northwesterly direction toward a natural drainage that feeds into the Santa Ana River. To address potential water contaminants, the project is required to comply with applicable federal, state, and local water quality regulations in accordance with the project-specific NPDES and SWPPP. The proposed project will introduce commercial uses to the project site, which will introduce the potential for pollutants such as chemicals from cleaners, pathogens from pet wastes, nutrients from fertilizers and food waste, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002, the proposed project will be required to incorporate post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs into the project. The LID site design will minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs will minimize the introduction of pollutants that may result in water quality impacts, and the treatment control BMPs will treat stormwater runoff. The source control BMPs include features to ensure indoor pests control, reduce outdoor pesticide use, ensure interior drainage to sewer, properly locate food service and refuse areas, properly drain fire sprinkler tests and condensate lines, and ensure parking lots are swept. The project will install catch basins with bioretention / biotreatment filters to treat stormwater, and remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). Given compliance with all applicable federal, state, and local laws regulating surface water quality, the proposed project will include tailored BMPS that will result in a **less than significant impact** to any water quality standards or waste discharge. No mitigation is required.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

9b. Response: (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU Map of Water Supply Basins, RPU Urban Water Management Plan. 2015)

Less Than Significant Impact. Water service for the site will be provided by Riverside Public Utilities (RPU). RPU extracts groundwater from five groundwater basin, which accounts for the majority of RPU's supplies. Approximately 60 percent comes from the Bunker Hill Basin, within which water rights are adjudicated. RPU's water rights are based on the long-term yield of the basin estimated for normal, dry, and multiple-dry years. Pursuant to the 2015 Urban Water Management Plan (UWMP), the RPU maintains sufficient supplies of water (including groundwater) during normal, dry, and multiple-dry years. The UWMP bases its demand estimates on broad categories of uses (e.g., single-family residential, commercial/industrial/institutional) and growth projections identified by the City. As the site has been occupied by a restaurant and liquor store, it is reasonable that a water demand for the site has been previously included in the estimates of future demand. RPU maintains sufficient water rights in local groundwater basins to meet current and projected future demands.

The proposed project site has been designed to maximize the landscape areas, thereby minimizing the impervious area to the maximum extent possible; runoff from the site will disperse into infiltration facilities or landscaped planted areas prior to

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
discharging into the city storm drain. Additionally, the proposed project we such as low-flush toilets, low-flow faucets, and drought-tolerant landscapin at a depth that would interfere with groundwater recharge. Because local growth with the RPU service area, and because the UWMP anticipat accommodate this growth, the proposed project will result in a less than sign either directly, indirectly, or cumulatively. No mitigation is required.	ng. The proje groundwater tes adequate	ect does not in supplies are existing and	nclude wells of sufficient to sell future wate	or excavations supply project r supplies to
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?			\boxtimes	
9c. Response: Less Than Significant Impact. The project would not have any direct effect a natural drainage to the Santa Ana River is located west of the site. The p limited to an average of less than 0.7 percent to the northwest. Therefore, r of a stream or river will occur.	project site is	relatively fla	t-lying, with	ground slopes
per the Construction Activities General Permit (State Water Resources Bo DWQ), which requires preparation of a SWPPP by a Qualified SWPPP I SWPPP are required for plan check and approval by the City's Building and project, and will include construction BMPs to reduce erosion or siltation. ' silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and above). Adherence to the existing requirements and implementation of the that erosion and siltation associated with construction activities will be min The existing project site does not have any other features or facilities pro- runoff flows across the barren dirt to the storm drain in the north. Because and construction activities re subject to preparing and implementing an SWD of runoff during construction activities. Therefore, the project will have a cumulatively to existing drainage patterns, and no mitigation is required.	Developer. T d Safety Divi Typical BMH stockpile m required BM nimized, and moting infilt the project w PPP that inclu	he grading ar ision, prior to Ps for erosion anagement (a Ps per the per impacts will l ration except vill disturb on ude site speci	ad erosion cor provision of p or siltation, in s described in mitting proce be less than s those that occ e acre or more fic BMPs for t	ntrol plan and permits for the nclude: use of a the response ss will ensure ignificant . cur as surface e, site grading he prevention
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?			\boxtimes	
9d. Response: Less Than Significant Impact. The project would not have any direct eff project will be designed to ensure no flooding on or off-site as a result of t result in a less than significant impact related to flooding on or off site. N	he project wi	ill occur. For		
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				
9e. Response: Less Than Significant Impact. The proposed project would include reten rate or volume of storm water runoff leaving the site. The project is over on the State's General Permit for Construction Activities (SWPPP). As stated will be implemented to reduce/eliminate adverse water quality impacts resu	ne acre in siz d in the pern	e and is requinit, during an	red to have co d after constr	overage under uction, BMPs

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
will disperse into infiltration facilities or adjacent landscape planted area of storm water pollution will be mitigated through adherence to NPE contribute runoff water exceeding the capacity of existing or planne additional sources of polluted runoff. For these reasons, there will be cumulatively from storm water exceeding the capacity of existing or additional sources of polluted runoff. No mitigation is required.	DES permit requ d storm water e a less than si	uirements, the drainage syste gnificant imp	project will ems or provid pact directly,	not create or de substantial indirectly, or
f. Otherwise substantially degrade water quality?			\square	
9f. Response:				
Permit for Construction Activities (SWPPP). As stated in the permit, do o reduce/eliminate adverse water quality impacts resulting from do preparation, demolition, and grading will be addressed by the SWPPP, ureas, thereby minimizing the impervious area to the maximum exten disperse into infiltration facilities or adjacent landscape planted areas pr storm water pollution will be mitigated through adherence to NPDES per unoff water exceeding the capacity of existing or planned storm water do of polluted runoff. For these reasons, there will be a less than significan nitigation is required.	evelopment. Al . The site has b it practicable. A ior to dischargin rmit requirement lrainage systems	l impacts related een designed ll runoff from ng into the stor ts, the project or provide su	ated to runof to maximize to the built pro- rm drain. As a will not created bstantial addi	ff during site the landscape oject site will any sources of e or contribute tional sources
g. Place housing within a 100-year flood hazard area as mapp on a Federal Flood Hazard Boundary or Flood Insurance R Map or other flood hazard delineation map?				
Number 06065C0720G)				
Therefore, the project will have no impact in relation to placement of hou				
 No Impact. The project involves the construction of commercial uses, a Therefore, the project will have no impact in relation to placement of hour required. h. Place within a 100-year flood hazard area structures whit would impede or redirect flood flows? 	using within a 10			
Therefore, the project will have no impact in relation to placement of hour required. h. Place within a 100-year flood hazard area structures whi	ich			o mitigation is
 Therefore, the project will have no impact in relation to placement of hourequired. h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? 9h. Response: (Source: General Plan 2025 Figure PS-4 – Flood No Impact. Based on the Flood Hazard Areas and the National Insuran Therefore, the project will not place a structure within a 100-year flood 	ich Hazard Areas) ce Map, the site	0-year flood h	azard area. No	o mitigation is
Therefore, the project will have no impact in relation to placement of hourequired.h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	ich Hazard Areas) ce Map, the site d hazard area th	0-year flood h	azard area. No	o mitigation is
 Cherefore, the project will have no impact in relation to placement of hourequired. h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? 9h. Response: (Source: General Plan 2025 Figure PS-4 – Flood No Impact. Based on the Flood Hazard Areas and the National Insuran Therefore, the project will not place a structure within a 100-year flood and no significant impact will occur. No mitigation is required. i. Expose people or structures to a significant risk of loss, injuor death involving flooding, including flooding as a result 	ising within a 10 ich <i>Hazard Areas)</i> ce Map, the site d hazard area th ury of	is not located at would imp	in a 100-yea	r flood area. ¹⁷
 Therefore, the project will have no impact in relation to placement of hourequired. h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? 9h. Response: (Source: General Plan 2025 Figure PS-4 – Flood No Impact. Based on the Flood Hazard Areas and the National Insuran Therefore, the project will not place a structure within a 100-year flood and no significant impact will occur. No mitigation is required. i. Expose people or structures to a significant risk of loss, injuor death involving flooding, including flooding as a result the failure of a levee or dam? 9i. Response: (Source: General Plan 2025 Figure PS-4 – Flood Plan 2025 F	ising within a 10 ich <i>Hazard Areas)</i> ce Map, the site d hazard area th ury of <i>Hazard Areas;</i> eral inundation nercial building	is not located at would imp General Plan areas as depic foundations w	azard area. No	o mitigation is r flood area. ¹⁷ ct flood flows <i>Figure 5.8-</i> ral Plan 2025 d at a finished

¹⁷ Figure PS-4 – Flood Hazard Areas, City of Riverside General Plan, November 2012 (Map Number 06065C0726G and 06065C0727G Effective Date August 28, 2008).

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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9j. Response: (Source: General Plan 2025 Chapter 7.5.8 – Hydrology and Water Quality; General Plan 2025, Open Space and Conservation Element, Figure OS-4)

Less Than Significant Impact. The site is located inland and no large bodies of water are located within the site's vicinity; therefore, the potential of tsunamis or seiches affecting the site is considered low. Further, the proposed project site and its surroundings have generally flat topography and are within an urbanized area not within proximity to Lake Mathews, Lake Evans, Lake Hills, Norco Hills, Box Springs Mountain Area, or any of the nine arroyos that transverse the City and its sphere of influence. The project site is approximately 0.8 mile south of the Santa Ana River; however, this body of water is relatively dry throughout the year and would not pose a threat to the project site. According to Figure OS-4 in the General Plan 2025, the closest arroyo is Mockingbird Canyon located approximately four (4) miles south of the site. The project site is not located near slopes or mountainous areas that would contribute to mudflow risks. Given the project's location and since there are no features nearby that would pose a threat from seiche, tsunami, or mudflow, impacts are considered less than significant. No mitigation is required.

10. LAND USE AND PLANNING. Would the project:		
a. Physically divide an established community?		\boxtimes

10a.Response: (Source: General Plan 2025 Land Use and Urban Design Element, City of Riverside GIS/CADME map layers)

No Impact. The project is located at the intersection of Jurupa Avenue and Van Buren Boulevard, two major roadways (arterials). The project is currently served by these two improved public streets and other infrastructure and does not involve the subdivision of land or the creation of streets that could alter the existing surrounding pattern of development or an established community. Therefore, **no impact** directly, indirectly, or cumulatively to an established community will occur. No mitigation is required.

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?



10b. Response: (Source: General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design Guidelines and Sign Guidelines)

Less than Significant Impact. The City's General Plan designates the project site as C – Commercial and the Zoning designation is BMP – Business and Manufacturing Park. The proposed project is consistent with the City's General Plan, but will require a rezone from BMP – Business and Manufacturing Park and PF – Public Facilities Zone to CR – Commercial Retail. The CR Zone is intended for a broad range of indoor oriented retail sales and service, and office uses, as either stand-alone businesses or as part of commercial/office centers. The project will complement the surrounding light industrial and recreational (golf course) land uses. For these reasons, this project will have a **less than significant** impact on applicable land use plans, policies, or regulations, and no mitigation is required.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			\boxtimes	
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10c.Response: (Source: Regional Conservation Authority, (http://www.wrc-rca.org/webimages/mshcpsize.pdf) General Plan 2025 – Figure OS-7 – MSHCP Core and Linkage)

Less Than Significant Impact. The project site is located on an undeveloped site. The City is a Permittee under the MSHCP; therefore, the project is subject to applicable provisions of the MSHCP. The project site is not located in an area subject to Cell Criteria under the MSHCP and, therefore, has no Conservation requirements toward building out the MSHCP Reserve. The project is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) fee boundary, but is not within an SKR HCP core reserve. Therefore, the project will have a less than significant impact on the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				
11a.Response: (Source: General Plan 2025 Figure OS-1 – Mineral P	Resources; G	eneral Plan 2	025 FPEIR F	<i>Sigure 5.10-1</i>)
No Impact. The proposed project is located in MRZ-4; Mineral Resource Z FPEIR. This indicates that the presence or absence of mineral resources under Conservation Division of Mines and Geology emphasizes that this does not at the site is unlikely; rather, there is insufficient information available to determ the City have not been active for decades. According to the Riverside C extraction has occurred; therefore, the proposed project would not result in ar resource than currently already occurs. There are no known mining operation and uses would preclude mining from occurring. Further, the designated lar are incompatible for mining operations. A Less than significant impact will	er the site are necessarily m rmine presence General Plan ty loss of avai as within the nd uses for th	not known. T ean that the pr e or absence. EIR, the max lability of any vicinity of the	he California l resence of min However, min imum potenti known or unk project site an	Department of eral resources ing operations al for mineral nown mineral d surrounding
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				\boxtimes
11b. Response: (Source: General Plan 2025 Figure OS-1 – Mineral I	Resources; G	eneral Plan 2	025 FPEIR F	<i>Sigure 5.10-1</i>)
 resources, and no mitigation is required. 12. NOISE. Would the project result in: a Exposure of persons to or generation of noise levels in excess of 				
12. NOISE.				
 12. NOISE. Would the project result in: a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, 			Riverside Mu	nicipal Code,
 12. NOISE. Would the project result in: a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? 12a. Response: (Source: Riverside Gateway Plaza Noise Impact Students) 	dy (Appendi: have a signifing areas or conndards gover	<i>x F); City of</i> cant effect on nflict with ac	the environm lopted enviror	ent related to nmental plans
 12. NOISE. Would the project result in: a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? 12a. Response: (Source: Riverside Gateway Plaza Noise Impact Stur 2005)) Less Than Significant with Mitigation Incorporated. The project will hnoise if it will substantially increase the ambient noise levels for adjoining and goals of the community in which it is located. The applicable noise statement of the statement of the	dy (Appendi: ave a signifi g areas or co ndards gover al Plan. e Ordinance is rces specified	<i>x F</i>); <i>City of</i> for a control of the project of	the environm lopted environ ect site are the necessary, exc the City's Mu	nent related to nmental plans noise criteria cessive and/or nicipal Code.
 12. NOISE. Would the project result in: a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? 12a. Response: (Source: Riverside Gateway Plaza Noise Impact Stur 2005)) Less Than Significant with Mitigation Incorporated. The project will hnoise if it will substantially increase the ambient noise levels for adjoining and goals of the community in which it is located. The applicable noise statisted in the City's Municipal Code and in the Noise Element of the General Stationary Noise Regulation. The purpose of City's Municipal Code Noise annoying noises in the City by prohibiting such noise generated by the source. 	dy (Appendi: ave a signifi g areas or co ndards gover al Plan. e Ordinance is rces specifieo noise to provi	<i>x F</i>); <i>City of</i> for a control of the project of	the environm lopted environ ect site are the necessary, exo the City's Mu healthy living	nent related to nmental plans noise criteria cessive and/or nicipal Code. environment.
 12. NOISE. Would the project result in: a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? 12a. Response: (Source: Riverside Gateway Plaza Noise Impact Stur 2005)) Less Than Significant with Mitigation Incorporated. The project will hnoise if it will substantially increase the ambient noise levels for adjoinin and goals of the community in which it is located. The applicable noise statisted in the City's Municipal Code and in the Noise Element of the General Stationary Noise Regulation. The purpose of City's Municipal Code Noise annoying noises in the City by prohibiting such noise generated by the sou It is the goal of the City to minimize noise levels and mitigate the effects of Section 7.25.010(A) from the Municipal Code discusses the noise standard Exterior Sound Level Limits. Unless a variance has been granted, it creation of any noise which exceeds the following: 	dy (Appendi: ave a signifi g areas or co ndards gover al Plan. e Ordinance is rces specifiec noise to provi s for stationar shall be unla	<i>x F</i>); <i>City of</i> for any projection of the pr	the environment lopted environ ect site are the necessary, exc the City's Mu healthy living res and states to person to caus	nent related to mental plans noise criteria cessive and/or nicipal Code. environment. the following: e or allow the
 12. NOISE. Would the project result in: a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? 12a. Response: (Source: Riverside Gateway Plaza Noise Impact Sta 2005)) Less Than Significant with Mitigation Incorporated. The project will Phoise if it will substantially increase the ambient noise levels for adjoining and goals of the community in which it is located. The applicable noise statisted in the City's Municipal Code and in the Noise Element of the Generalisted in the City to minimize noise levels and mitigate the effects of Section 7.25.010(A) from the Municipal Code discusses the noise standard Exterior Sound Level Limits. Unless a variance has been granted, it creation of any noise which exceeds the following: The exterior noise standard of the applicable land use category (s day and up to 50 dBA during the night for residential uses), for a dore 	dy (Appendi: ave a signifi g areas or co ndards gover al Plan. e Ordinance is roes specified noise to provi s for stationar shall be unla see Table 12. cumulative pe	<i>x F</i>); <i>City of</i> and effect on antifict with acting the projection of the project	the environm lopted environ ect site are the necessary, exc the City's Mu healthy living ees and states to person to caus B (up to 60 dH than 30 minut	ent related to mental plans noise criteria cessive and/or micipal Code. environment. the following: e or allow the BA during the es in an hour;
 12. NOISE. Would the project result in: a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? 12a. Response: (Source: Riverside Gateway Plaza Noise Impact Stu 2005)) Less Than Significant with Mitigation Incorporated. The project will Project it will substantially increase the ambient noise levels for adjoining and goals of the community in which it is located. The applicable noise statisted in the City's Municipal Code and in the Noise Element of the Generalisted in the City to minimize noise levels and mitigate the effects of Section 7.25.010(A) from the Municipal Code discusses the noise standard Exterior Sound Level Limits. Unless a variance has been granted, it creation of any noise which exceeds the following: The exterior noise standard of the applicable land use category (s day and up to 50 dBA during the night for residential uses), for a discussional context of the section of the standard of the applicable land use category (s day and up to 50 dBA during the night for residential uses), for a discussional context of the section of th	dy (Appendi: have a signifi- g areas or cc ndards gover al Plan. e Ordinance is rces specifiec noise to provi s for stational shall be unla see Table 12. cumulative pe blus 5 dB (60 un 15 minutes	<i>x F</i>); <i>City of f</i> cant effect on nflict with ac ning the project of the pro	the environm lopted environ ect site are the necessary, exc the City's Mu healthy living res and states to person to caus B (up to 60 dH than 30 minut the day and 50 or	nent related to mental plans noise criteria cessive and/or micipal Code. environment. the following: e or allow the BA during the es in an hour; 0 dBA during

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- The exterior noise standard of the applicable land use category, plus 20 dB (75 dBA during the day and 65 dBA during the night for residential uses) or the maximum measured ambient noise level, for any period of time.
- Ambient Noise. If the measured ambient noise level exceeds that permissible within any of the first four noise limit categories, the allowable noise exposure standard shall be increased in five decibel increments in each category as appropriate to encompass the ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.

Land Use Category	Time Period	Exterior Noise Standard
Residential	Night (10:00 p.m. to 7:00 a.m.) Day (7:00 a.m. to 10:00 p.m.)	45 55
Office/Commercial	Anytime	65
Industrial	Anytime	70
Community Support	Anytime	60
Public Recreation Facility	Anytime	65
Non-urban	Anytime	70

Existing Conditions. The project site is adjacent to Van Buren Boulevard and Jurupa Avenue. The project is located approximately 0.5 miles from Riverside Municipal Airport and approximately 3.2 miles from Flabob Airport. The project site falls within the 60 CNEL noise contour of Riverside Municipal Airport, but outside of the Flabob Airport noise contours.¹⁸

A summary of the measured ambient noise is provided below.

- Short Term (ST)-1: This measurement was taken approximately 10 feet north of southern property line and approximately 330 feet east of the western property line.
- Short Term (ST)-2: This measurement was taken approximately 10 feet east of western property line and approximately 320 feet north of the southern property line.
- Long Term (LT)-1: This measurement was taken approximately 130 feet southwest of the edge of roadway of Van Buren Boulevard, and approximately 140 feet north of the southern property line.

Ambient noise levels represent the noise environment in a snapshot of time at the stated locations during that time period. While these measurements should not be used to determine future noise impacts or as the basis for mitigation measures; they indicate the current noise environment on-site and in the project area. Short-term noise levels on-site range from 55.0 dBA L_{eq} to 57.0 dBA L_{eq} during daytime hours and approximated¹⁹ to be 50.0 dBA L_{eq} to 52.0 dBA L_{eq} during nighttime hours. The daytime long-term noise measurement results in daytime noise levels of approximately 4.0 dBA above the short-term daytime noise levels.

Construction Noise. Section 7.35.020.G, Exemptions, of the City's Noise Ordinance, states that "Noise sources associated with construction, repair, remodeling, or grading of any real property; provided a permit has been obtained from the City as required; and provided said activities do not take place between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, between the hours of 5:00 p.m. and 8:00 a.m. on Saturdays, or at any time on Sunday or a federal holiday" are exempt from the noise level limits of the Municipal Code. On August 18, 2016, Ordinance 7341 was adopted by the Riverside City Council, amending the Noise Ordinance to exempt construction noise between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays from the standards of the Noise Ordinance.

Operational Impacts. As discussed below, long-term noise associated with the project site would be generated from: HVAC equipment; car wash tunnel; car wash vacuum equipment; loading/unloading dock; trash enclosure, and drive-thru speakerphone. The existing short-term ambient noise levels are currently below the City's daytime and nighttime stationary noise source standards for commercial uses. The long-term ambient noise level is representative of noise levels near the proposed on-site restaurant and is comparable to the modeled traffic noise levels of the project vicinity, which indicate areas on the project site would experience noise levels that fall within the conditionally acceptable limits for commercial uses. For example, noise levels range from 62.7 to 69.1 dBA CNEL at 100 feet from the centerline for the analyzed roadways, and the project's contribution to

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¹⁸ *Noise Impact Study*, Riverside Gateway Plaza, RK Engineering Group, Inc., January 2019.

¹⁹ Nighttime noise levels were estimated by reducing daytime levels by 5 dB.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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roadway noise is expected to range from 0.1 to 1.3 dBA CNEL.²⁰ Based upon the modeled existing traffic noise levels, the project site is compatible, from a noise standpoint, with the commercial land use designation.²¹

Long-term noise levels from stationary noise. Stationary noise impacts associated with the proposed project would include car wash operations, HVAC equipment, trash truck/loading dock operations, and drive-thru operations. The project must not exceed the City's stationary daytime and nighttime noise standard for industrial uses at the southern property line. Noise levels are projected 10 feet beyond the existing property line.

Trash truck/loading dock and delivery noise. The proposed project would have track pick-up services areas in three (3) locations: 1) lot 1 south of the convenience store/gas station/car wash, located approximately 435 feet from the southern property line; 2) lot 2 west of the restaurant with drive-thru, located approximately 365 feet from the southern property line; and 3) lot 3 south of the restaurant with drive-thru and retail building, located approximately 30 feet from the southern property line. Additionally, the project will also include truck delivery and loading areas in three (3) locations: 1) lot 1 west of the convenience store/gas station/car wash, located approximately 485 feet from the southern property line; 2) lot 2 west of the restaurant with drive-thru, located approximately 340 feet from the southern property line; and 3) lot 3 south of the restaurant with drive-thru and retail building, located approximately 70 feet from the southern property line.

During loading activities as well as trash pick-up, noise would be generated by the trucks' engines, exhaust systems, braking, backing up, dropping down ramps and moving materials or dumpsters. These projected noise levels would be below the City's daytime and nighttime exterior standards at the surrounding land uses.²² Additionally, noise levels generated from loading/unloading activities and trash pick-up are considered short-term and would cease once such occurrence has been completed. Mitigation Measure NOI-1 would reduce impacts from on-site truck noise to less than significant levels.

HVAC equipment noise. The proposed project would have rooftop heating, ventilation, and air conditioning (HVAC) or condenser equipment for each building on-site. Mitigation Measure NOI-2 would require the developer to install a minimum 3foot parapet wall along the rooftop of all buildings to shield HVAC equipment, which would reduce impacts from HVAC systems on adjacent land uses to less than significant levels.

Car wash equipment noise. A 24-foot by 48-foot car wash is proposed in Lot 1 approximately 435 feet from the southern property line. Lot 1 will provide four (4) vacuum station spots. Peak hour operations will occur during typical retail peak hour operation. Noise levels from car wash facilities as well as vacuum station would be below the City's day/night exterior standard at the surrounding land uses with implementation of Mitigation Measures NOI-3 and NOI-4.²³

Drive-thru noise. The project includes one (1) drive-thru location in Lot 2 and one (1) drive-thru location in Lot 3. The drivethru for Lot 2 is located approximately 405 feet from the southern property line, while the drive-thru for Lot 3 is located approximately 15 feet from the southern property line. Stationary source of noise associated with drive-thru would be generated by speakerphone ordering system. With installation of a speakerphone equipped with automatic volume control, Mitigation Measure NOI-5, the projected noise generated by the speakerphone would be below the daytime and nighttime exterior noise standards of the City.

Combined noise levels. The combined noise level calculations include the existing ambient noise level plus stationary noise sources associated with the proposed project. This analysis assumes all noise sources will be operating continuously; however, most noise sources will operate intermittently throughout daily operations. The combined ambient noise level plus stationary noise sources result in 65.3 dBA L_{eq} during the daytime and 64.9 dBA L_{eq} levels during the nighttime scenario. All exterior noise levels are expected to be below the City's standards for each surrounding land use.

As stated previously, the daytime long-term noise measurement identified noise levels of approximately 4.0 dBA above the shortterm daytime noise levels, which range between 55.0 dBA Leq to 57.0 dBA Leq. Therefore, daytime long-term noise levels range between 59 dBA Leq and 61.0 dBA Leq. The EIR of the City's General Plan concludes that an increase (or decrease) of 5 dBA is required before any noticeable change in community response would be expected.²⁴ Since the combined ambient noise level plus stationary noise sources result in 65.3 dBA L_{eq} during the daytime and 64.9 dBA L_{eq} levels during the nighttime scenario, the project's cumulative contribution to the existing noise environment would be less than significant.

Noise Impact Study, Table 10. Riverside Gateway Plaza, RK Engineering Group, Inc., January 2019.

²¹ Ibid, Page 5-2.

²² Ibid, Page 6-2.

²³ Ibid. 24

City of Riverside General Plan and Supporting Documents Environmental Impact Report. Section 5.11 - Noise. Page 5.11-26. Albert A. Webb Associates. Certified November 2007. 41

ISSUES (AND SUPE INFORMATION SC		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation Measure NOI-1:	Prior to issuance of building permits, Plann and/or leases implement an informational p and moving trucks to 5 minutes or less.				
Mitigation Measure NOI-2:	Prior to issuance of building permits, Plann designed to include a minimum 3-foot par HVAC equipment.				
Mitigation Measure NOI-3:	Prior to issuance of building permits, Plan openings (e.g. doors) for the vacuum turb property line (towards center of site).				
Mitigation Measure NOI-4:	Prior to issuance of building permits, Plant the project incorporates best available no acoustic baffles, acoustic silencers and/or blow dryer system. In addition, the vacuum tools and claws, per the manufacturer's des	ise reducing variable free system must	technology quency drive	such as muff s for vacuum	lers, shrouds turbines, and
Mitigation Measure NOI-5:	Prior to issuance of building permits, Plant the speakerphone system incorporates autor outbound volume based on the outdoor and decrease at night, AVC will reduce the outf	natic volume vient noise le	e control (AV vel. When an	C). The AVC was not a construct the construction of the constructi	will adjust the
Implementation of Mitigation sensitive receptors to a less th	Measures NOI-1 through NOI-5 would read an significant level.	educe operation	ional-related	noise impacts	to the nearby
	ns to or generation of excessive n or groundborne noise levels?			\boxtimes	
12b. Response: (Source: F Transit Noise and FTA_Noise_and_Vibi	Riverside Gateway Plaza Noise Impact Study Vibration Impact Assessment (2006), ration_Manual.pdf Website accessed Apri ation-Related Earthborne Vibrations, Techn	https://www.i 1 2016; Cal	transit.dot.go lifornia Dep	v/sites/fta.dot.g	gov/files/docs/

Less Than Significant Impact. Ground-borne vibration levels during construction activities would result in potential annoyance to residences and workers located adjacent to the project site, but would not cause any damage to nearby buildings. Construction vibration, similar to vibration from other sources, would not have any significant effects on outdoor activities (e.g., those outside of residences in the project vicinity). Outdoor site preparation for the project is expected to use a bulldozer and loaded truck. The greatest levels of vibration are anticipated to occur during the site preparation phase. All other phases are expected to result in lower vibration levels. The distance to the nearest industrial and golf course buildings to the south of the project would result in vibration levels that would not negatively affect the buildings. For this reason, construction vibration impacts would be **less than significant**. No mitigation is required.

c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	\square	

12c. Response: (Source: Riverside Gateway Plaza Noise Impact Study (Appendix F)

Less Than Significant with Mitigation Incorporated. Ambient noise levels represent the noise environment in a snapshot of time at the stated locations during that time period. While these measurements should not be used to determine future noise impacts or as the basis for mitigation measures; they indicate the current noise environment on-site and in the project area. The long-term ambient noise level is representative of noise levels near the proposed on-site restaurant and is comparable to the modeled traffic noise levels of the project vicinity, which indicate areas on the project site would experience noise levels that fall within the conditionally acceptable limits for commercial uses. For example, noise levels range from 62.7 to 69.1 dBA CNEL at 100 feet from the centerline for the analyzed roadways. Based upon the modeled existing traffic noise levels, the project site is compatible, from a noise standpoint, with the commercial land use designation and is not expected to further increase noise levels in a manner that creates a substantial permanent increase above existing conditions.²⁵

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Initial Study

²⁵ Noise Impact Study, Page 5-2. Riverside Gateway Plaza, RK Engineering Group, Inc., January 2019.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As stated previously, the daytime long-term noise measurement identified noise levels of approximately 4.0 dBA above the shortterm daytime noise levels, which range between 55.0 dBA L_{eq} to 57.0 dBA L_{eq} . Therefore, daytime long-term noise levels range between 59 dBA L_{eq} and 61.0 dBA L_{eq} . The EIR of the City's General Plan concludes that an increase (or decrease) of 5 dBA is required before any noticeable change in community response would be expected.²⁶ Since the combined ambient noise level plus stationary noise sources result in 65.3 dBA L_{eq} during the daytime and 64.9 dBA L_{eq} levels during the nighttime scenario, the project's cumulative contribution to the ambient noise environment would be less than significant with implementation of **Mitigation Measures NOI-1** through **NOI-5**.

d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing	\boxtimes	
	without the project?		

12d. Response: (Source: Riverside Gateway Plaza Noise Impact Study (Appendix F)

Less Than Significant with Mitigation Incorporated. Short-term noise levels on-site range from 55.0 dBA L_{eq} to 57.0 dBA L_{eq} during daytime hours and approximated²⁷ to be 50.0 dBA L_{eq} to 52.0 dBA L_{eq} during nighttime hours. The existing short-term ambient noise levels are currently below the City's daytime and nighttime stationary noise source standards for commercial uses. Short-term noise sources from the project include construction activities, as well as operational activities related to trash collection, loading/unloading activities, delivery operations, HVAC, car washing, and drive-thru speakers.

As discussed in Response 12a above, implementation of the proposed project would include construction activities that would result in temporary increases in ambient noise levels in the project site vicinity above levels existing without the project, but would no longer occur once construction is completed. Compliance with the hours specified in the City's Municipal Code regarding construction activities, as well as implementation of noise reduction measures (e.g., those discussed in **Mitigation Measures NOI-1** and **NOI-4**), would help reduce construction noise impacts on adjacent noise-sensitive land uses when construction occurs near the project boundaries.

Noise generated from operation of the project includes sources such as trash collection, loading/unloading activities, delivery operations, HVAC, car washing, and drive-thru speakers. During trash pick-up, loading and delivery activities, noise would be generated by the trucks' engines, exhaust systems, braking, backing up, dropping ramps, and moving materials or dumpsters. Noise levels at the residential uses located more than 500 feet to the west of the site would not be significant, and the projected noise levels generated by trash trucks, loading areas and delivery activities would be below the City's daytime and nighttime exterior standards at the surrounding land uses.²⁸

In order to ensure noise levels from operation of HVAC equipment do not exceed the City's noise standards at adjacent land uses, **Mitigation Measure NOI-2** is prescribed to require the developer to install a minimum 3-foot parapet wall along the rooftop of all buildings to shield HVAC equipment. Implementation of **Mitigation Measure NOI-2** would reduce impacts from HVAC systems on adjacent land uses to less than significant levels.²⁹

A 24-foot by 48-foot car wash is proposed in Lot 1 approximately 435 feet from the southern property line. Lot 1 will provide four (4) vacuum station spots. Peak hour operations will occur during typical retail peak hour operation. Noise levels from car wash facilities as well as vacuum station would be below the City's day/night exterior standard at the surrounding land uses with implementation of **Mitigation Measures NOI-3** and **NOI-4**.³⁰

The project includes one (1) drive-thru location in Lot 2 and one (1) drive-thru location in Lot 3. The drive-thru for Lot 2 is located approximately 405 feet from the southern property line, while the drive-thru for Lot 3 is located approximately 15 feet from the southern property line. Stationary source of noise associated with drive-thru would be generated by speakerphone ordering system. With installation of a speakerphone equipped with automatic volume control, **Mitigation Measure NOI-5**, the projected noise generated by the speakerphone would be below the daytime and nighttime exterior noise standards of the City.

As detailed in the project-specific noise study (Appendix F), the combined short-term ambient noise level plus stationary noise sources will fall within the conditionally acceptable limits for commercial uses with implementation of **Mitigation Measures NOI-1** through **NOI-5**.

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²⁶ *City of Riverside General Plan and Supporting Documents Environmental Impact Report.* Section 5.11 - Noise. Page 5.11-26. Albert A. Webb Associates. Certified November 2007.

²⁷ Nighttime noise levels were estimated by reducing daytime levels by 5 dB.

²⁸ Noise Impact Study, Page 6-2. Riverside Gateway Plaza, RK Engineering Group, Inc., January 2019.

Ibid.
 ³⁰ Ibid.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentia Significa Impac	int Significa	nt Significant Impact on	No Impact
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				
12e. Response: (Sources: Riverside Gateway Plaza Noise Impact S Airport Safety Zones and Influence Areas; General Plan 202 Contours)				
Less Than Significant Impact. The project site is located approximately approximately 3.2 miles west of the Flabob Airport. The project site fal Municipal Airport; however, as indicated in Table 7.30.015 of Title 7 (Not maintain an interior noise standard for commercial development. Ex at 100 feet from the centerline for the analyzed roadways, and the project from 0.1 to 1.3 dBA CNEL. ³¹ Noise measurement data indicates that tra main source of noise impacting the project site and surrounding land uses, noise would not be discernable by the human ear. ³² Since the surrounding is greater than from airport operations, the project would not expose peo noise levels from a public airport or public use airport. The project woul noise, and no mitigation is required.	Ils within t oise Contro isting noise ct's contrib ffic noise p , and the pr g ambient r pple residin	he 60 CNEL bl) of the City e levels range pution to road propagating fr oject's contril noise level fro g or working	noise contour of Municipal Code, from 62.7 to 69. way noise is expe- om the nearby ro pution to the surro m existing roadw in the project area	the Riverside the City does 1 dBA CNEL exted to range adways is the unding traffic ay operations a to excessive
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				
12f. Response: (<i>Source: General Plan 2025 Figure PS-6 – Airport</i> No Impact. The project site is not within the vicinity of a private airstrip airstrips, and no mitigation is required.				tted to private
13. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
 13a.Response: (Source: General Plan 2025 Table LU-3 – Land U 5.12-Population and Housing, Table 5.12-A – SCAG Population Plan Population and Employment Projections–2025, Table Comparisons, Table 5.12-D – General Plan Housing Projection Regional Transportation Plan (RCP) and RTP; Population and January 1, 2011–2016, with 2010 Benchmark – California Dep Less Than Significant Impact. The site is currently undeveloped with south through the site and an existing wireless telecommunication facilit 3,800 square foot standalone Convenience Store/Car Wash/Gas/Service product dispensers); 3,750 square foot standalone Fast Food With Drive Thru and 2,400 square feet of Retail in a single building., which is antic proposed project is consistent with the City's General Plan, and the Manufacturing Park Zone and PF – Public Facilities Zone to Commercial Plan Land Use Designation. The 2015 and projected future (2040) population 	on and Ho 5.12-C ons 2025, C Housing I partment of the except y. The property e Station we c-Thru; and cipated to g property Retail Zon	useholds For 2025 Gene Capital Impro Estimates for f Finance) ion of a utility posed project with 16 vehicl 12,590 square generate a ma will be rezon e consistent w	recast, Table 5.12 ral Plan FPEIR vement Program Cities, Counties, of y easement trave includes the devi- e fueling position to Coffee Sho ximum of 70 emp ed from BMP- vith the C- Commo	-B - Genera. and SCAG's and sCAG's and the State, rsing north to elopment of a is (8 multiple p with Drive- oloyees. ³³ The Business and ercial Genera

³² The EIR of the City's General Plan concludes that an increase (or decrease) of 3 dBA is barely perceptible and 5 dBA is required before any noticeable change in community response would be expected.

 ³³ Restaurant (6,370) plus retail (53,520) equals 59,890 square feet total commercial; 59,890 square feet/857 square feet per employee = maximum of 70 employees

ISSUES (AND SUPP INFORMATION SO			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Sign Im	s Than ificant ipact	No Impact	
Table 13.A: SCAG Populati	on and Projections			•	•			
	201	5			2040			
	Population	Employment		Population Employ 386 600 200 5				
City of Riverside	310,700	120,000		386,600 200,500 3 167 584 1 174 50				
Riverside County	2,316,438	742,000		3,167,584 1,174,500				
SCAG	18,779,123	8,006,030	18,779123 9,871,441 hern California Association of Governments, December 20					
The anticipated rate of populati and the SCAG region (2.5 perce the next 25 years. The proposed project will be conditions to population and ho population growth. No mitigation	ent) for the same period. S constructed in accordan using increases for the C	SCAG foresees that ce with related G	t population eneral Plan	will increas	e in the signed	City an to mini	d region over mize adverse	
b. Displace substantial necessitating the con elsewhere?	numbers of existin struction of replacement]		
	currently undeveloped w s telecommunication fac displaced. No impacts f	Layer, Google ima ith the exception o ility. There are no from displacement	f a utility ea structures of	of any kind,	includi	ng resid	ences, on the	
14. PUBLIC SERVICES Would the project result in su governmental facilities, need f significant environmental impac for any of the public services:	bstantial adverse physication of the physication of the physically all of the physical phys	ltered government	al facilities,	the constru	ction of	f which	could cause	
a. Fire protection? 14a. Response: (Source: G Department Statistics)		R Table 5.13-B – F	Fire Station	Locations, T	able 5.1	 3-C – K	Liverside Fire	
Less Than Significant Impact 3,800 square foot standalone C product dispensers); 3,750 squa Thru and 2,400 square feet of R Cypress Avenue located appro- units will be located and staffed to all areas of the City within a development impact fees (DIF would be subject to CEQA. In a and standards, there will be a le	Convenience Store/Car W are foot standalone Fast I Retail in a single building ximately 1.3 miles south d such that an effective r maximum of 10 minutes) contributing to the pur addition, with implement	Vash/Gas/Service S Food With Drive-T Fire facilities and west of the project esponse force of 4 s (total response tin chasing of land an ation of General Pl	Station with Thru; and 2,5 d services ar t site. The C units with 1 ne). ³⁴ The p id constructi an 2025 poli	16 vehicle f 190 square for e provided b City's Fire D 2 personnel roject would on of new find cies and com-	ueling p oot Coff y Statio epartme minimu be requ ire and npliance	bositions ee Shop on 7 loca ent polic um shall uired to police f e with e	s (8 multiple b with Drive- tted at 10191 cy states that be available contribute to facilities that xisting codes	

³⁴ Section 5.13 – Public Services, City of Riverside General Plan and Supporting Documents EIR, November 2007.

Initial Study

 $45 \qquad \qquad \mathsf{P18-0246} \ \mathsf{(RZ)}, \ \mathsf{P17-0638} \ \mathsf{(CUP)}, \ \mathsf{P18-0247} \ \mathsf{(CUP)}, \ \mathsf{P18-0248} \ \mathsf{(CUP)}, \ \mathsf{P17-0639} \ \mathsf{(DR)} \\$

INFORMATION SOURCES):		otential lignifica Impact	nt	Signi W Miti	Than ificant /ith gation porate	t S	Less Thai Significan Impact	nt	No In	ιρατι
renovation of existing or construction of new fire facilities that would cau is required.	ise si	gnifica					npacts ai	nd no	o mitig	ation
b. Police protection?]					\square			
14b. Response: (Source: General Plan 2025 Figure PS-8 – Neighb	orho	od Pol	licin	g Cer	nters))				
Less Than Significant Impact. The project may increase the demand f the proposed structures. Adequate police facilities and services are pro located at 10540-B Magnolia Avenue which is the base of operation for Special Investigations, Traffic Division, Special Operations, Community calls requesting police services are assigned by urgency. Priority 1 calls ar in process or an accident involving bodily injury. Police officers strive to 12 minutes for Priority 2 calls. ³⁵ Priority 2 calls are not life threatenin shoplifting, etc.	ovide r Cer y Poli re typ o resp	d by the ntral are icing, T ically of oond w	ne M nd W Frain of a l ithin	agno est N ing, ife-th 7 mi	lia N NPC 1 and t nreate nutes	leight Field he Re ening s to Pi	oorhood Operati cords B nature, s riority 1	l Polions, Burea such	icing (Centrational Centration) au. Inconstruction as a root ls and root	Cente al and omin obber withi
The project would be required to contribute to development impact for construction of new fire and police facilities that would be subject to CEQ compliance with existing codes and standards, and through Police Dep significant impact on the demand for additional police facilities of se mitigation is required.	A. Wartm	/ith im ent pra	plen actice	entat es, th	tion o e pro	of Gen oject v	neral Pla would h	an 20 nave)25 pol a less	icies. than
c. Schools?] [\square					\triangleright]
5.15-4 – Olner School District Boundaries, and School Faciliti	ies N	eeas A	nalv:	SIS —	River	rside	Unified	Scn	1001 DI	sırıcı
 5.13-4 – Other School District Boundaries, and School Faciliti March 2016) No Impact. The project proposes the construction of a 3,800 square foo Station with 16 vehicle fueling positions (8 multiple product dispensers Thru; and 2,590 square foot Coffee Shop with Drive-Thru and 2,400 sc propose construction of residential units that would necessitate the need 1A was enacted to direct development fees to local school districts for proposed project will be required to pay applicable local school fees as de will offset any impact to school services or facilities; therefore, no impact No mitigation is required. 	ot star); 3,7 quare for s the e	ndalone 750 squ e feet c schools expans pment	e Co uare of Re s. Se ion o occu	nven foot etail i nate or con	ience stand in a s Bill f nstru he pa	Store alone single 50, als ction	e/Car W Fast Fo buildin so know of scho at of requ	Vash/ ood ng., a yn as ool fa uireo	/Gas/S With l and do s Propo acilities d schoo	ervice Drive es no osition s. The ol fee
<i>March 2016</i>) No Impact. The project proposes the construction of a 3,800 square foo Station with 16 vehicle fueling positions (8 multiple product dispensers Thru; and 2,590 square foot Coffee Shop with Drive-Thru and 2,400 sc propose construction of residential units that would necessitate the need 1A was enacted to direct development fees to local school districts for proposed project will be required to pay applicable local school fees as de will offset any impact to school services or facilities; therefore, no impact	ot star); 3,7 quare for s the e	ndalone 750 squ e feet c schools expans pment	e Co uare of Re s. Se ion o occu	nven foot etail i nate or con	ience stand in a s Bill f nstru he pa	Store alone single 50, als ction	e/Car W Fast Fo buildin so know of scho at of requ	Vash/ ood ng., a yn as ool fa uireo	/Gas/S With l and do s Propo acilities d schoo	ervic Drive es no ositio s. Th ol fee rojec
<i>March 2016</i>) No Impact. The project proposes the construction of a 3,800 square foo Station with 16 vehicle fueling positions (8 multiple product dispensers Thru; and 2,590 square foot Coffee Shop with Drive-Thru and 2,400 sc propose construction of residential units that would necessitate the need 1A was enacted to direct development fees to local school districts for proposed project will be required to pay applicable local school fees as de will offset any impact to school services or facilities; therefore, no impact No mitigation is required.	ot star quare for s the o evelo t wou ks, C n 20	ndalono 750 squ e feet o schools expans: pment ld occu	e Co uare of Re s. Se ion c occu ur wi pace EIR	nven foot etail i nate 1 or con rs. T th de s and Tab	ience stand in a s Bill 5 nstruc he pa velop velop d Tra le 5.	Store alone 50, als ction yment oment	e/Car W Fast Fe buildin so know of scho it of requ t of the p Cable P - Park	Vash/ ood ng., a vn as ool fa uireo propo	/Gas/S With 1 and do s Propo acilitie: d schoo osed p osed p - Par d Recr	ervic Drive es no ositio s. Th ol fee roject
March 2016) No Impact. The project proposes the construction of a 3,800 square foo Station with 16 vehicle fueling positions (8 multiple product dispensers) Thru; and 2,590 square foot Coffee Shop with Drive-Thru and 2,400 square propose construction of residential units that would necessitate the need 1A was enacted to direct development fees to local school districts for proposed project will be required to pay applicable local school fees as de will offset any impact to school services or facilities; therefore, no impact No mitigation is required. d. Parks? 14d. Response: (Source: General Plan 2025 Figure PR-1 – Park Recreation Facilities, Parks Master Plan 2003, General Plan	ot star quare for s the c evelo t wou <i>ks</i> , <i>C</i> <i>n</i> 20 <i>ities</i> , and oth rojec chicle are fo onstr nin th Throu filled	ndalond 750 squ e feet of schools pment ld occu Dpen S 25 FP Funde ner rect t include fuelin pot Cof uction e City. igh the l. Reno	e Co uare of Ref s. Se ion co occu ur wi pace EIR d in reation des t g po of ref The payovation	nven foot etail i nate for cor cor cor cor th de <i>s</i> and <i>Tab</i> <i>s</i> and <i>the B</i> sition Shop eside City ment on of	ience stand in a s Bill £ Bill £ bill £ velop d Trac le 5 Rivers facilit evelo as (8 with ntial requ of th exist	Store alone single 50, als ction symen poment <i>uils, T</i> <i>uils, T</i> <i>ties ris</i> pmen multij Drive units, ires a lese fe ing pa	e/Car W Fast Fo buildin so know of scho at of req t of the p <i>Dable P</i> . <i>Park</i> <i>Cable P</i> . <i>Cable A</i> .	Vash/ ood ng., a von as ool fa uirec prop R-4 and 2 R-4 and 2 uirec to th ,800 duct and 2 opm funct funct	/Gas/S With 1 and do s Propo acilitie d schoo osed p - Par l Recra Initian e addit square dispen 2,400 sto ore wi ent pro-	ervice Drive es no ssitio s. Th ol fee roject k and eation tive) duare ll not sers); quare to no f
March 2016) No Impact. The project proposes the construction of a 3,800 square foo Station with 16 vehicle fueling positions (8 multiple product dispensers) Thru; and 2,590 square foot Coffee Shop with Drive-Thru and 2,400 so propose construction of residential units that would necessitate the need 1A was enacted to direct development fees to local school districts for proposed project will be required to pay applicable local school fees as de will offset any impact to school services or facilities; therefore, no impact No mitigation is required. d. Parks? 14d. Response: (Source: General Plan 2025 Figure PR-1 – Park Recreation Facilities, Parks Master Plan 2003, General Plan Facility Types, and Table 5.14-C – Park and Recreation Facilities No Impact. As the population grows within the City, the need for park ar strain on upkeep and maintenance that is required from the City. The prestandalone Convenience Store/Car Wash/Gas/Service Station with 16 ver 3,750 square foot standalone Fast Food With Drive-Thru; and 2,590 square feet of Retail in a single building. The project does not propose the cor increase demand on parks from the addition of permanent residents with to pay Park Development Impact Fees before issuing building permits. Ta accommodate construction of parks and other recreational services is fully new p	ot star quare for s the c evelo t wou <i>ks</i> , <i>C</i> <i>n</i> 20 <i>ities</i> , and oth rojec chicle are fo onstr nin th Throu filled	ndalond 750 squ e feet of schools pment ld occu Dpen S 25 FP Funde ner rect t include fuelin pot Cof uction e City. igh the l. Reno	e Co uare of Ref s. Se ion co occu ur wi pace EIR d in reation des t g po of ref The payovation	nven foot etail i nate for cor cor cor cor th de <i>s</i> and <i>Tab</i> <i>s</i> and <i>the B</i> sition Shop eside City ment on of	ience stand in a s Bill £ Bill £ bill £ velop d Trac le 5 Rivers facilit evelo as (8 with ntial requ of th exist	Store alone single 50, als ction symen poment <i>uils, T</i> <i>uils, T</i> <i>ties ris</i> pmen multij Drive units, ires a lese fe ing pa	e/Car W Fast Fo buildin so know of scho at of req t of the p <i>Dable P</i> . <i>Park</i> <i>Cable P</i> . <i>Cable A</i> .	Vash/ ood ng., a von as ool fa uirec prop R-4 and 2 R-4 and 2 uirec to th ,800 duct and 2 opm funct funct	/Gas/S With 1 and do s Propo acilitie d schoo osed p - Par l Recra Initian e addit square dispen 2,400 sto ore wi ent pro-	ervice Drive es no ssitio s. Th bl fee roject k ana eation tive) duare ll not ojects ed to on of

³⁵ Section 5.13 – Public Services, City of Riverside General Plan and Supporting Documents EIR, November 2007.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Impact	No Impact
No Impact. The project involves the development of a 3,800 square foot Station with 16 vehicle fueling positions (8 multiple product dispensers) Thru; and 2,590 square foot Coffee Shop with Drive-Thru and 2,400 squar the development of residential units. The project would not directly induce of General Plan 2025 policies, compliance with existing codes and star Services, and Library practices, there will be no impact on the environme of new facilities caused by the increase in demand for additional public fa	; 3,750 squar e feet of Retain e population g indards, and the ent related to	Convenience e foot standa il in a single growth into the prough Park the renovation	Store/Car Wasl alone Fast Food building and do he City. With in and Recreation on of existing on	With Drive- es not include plementation , Community construction
15. RECREATION.				
Would the project: a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
 2025 FPEIR Table 5.14-A – Park and Recreation Facility Type Funded in the Riverside Renaissance Initiative, Table 5.14-D – Municipal Code Chapter 16.60 – Local Park Development For Housing Estimates for Cities, Counties, and the State, Janua Department of Finance) No Impact. As the population grows within the City, the need for park an 	Inventory of ees, Bicycle N ary 1, 2011–2	Existing Co Master Plan 2016, with 2	ommunity Cento May 2007, Po 2010 Benchma	ers, Riverside pulation and rk-California
strain on upkeep and maintenance that is required from the City. The pr standalone Convenience Store/Car Wash/Gas/Service Station with 16 vel 3,750 square foot standalone Fast Food With Drive-Thru; and 2,590 squa feet of Retail in a single building. The proposed project does not include not increase demand on parks from the addition of permanent resident projects to pay Park Development Impact Fees before issuing building p needed to accommodate construction additional maintenance and upkee Renovation of existing parks and construction of new parks would be su occur and no mitigation is required.	oject includes nicle fueling p re foot Coffee the constructi s within the (permits. Throup p of parks an	the develop ositions (8 r Shop with 1 on of resider City. The Ci ugh the payr d other recre	oment of a 3,800 nultiple product Drive-Thru and ntial units, and t ity requires all nent of these fe eational service	2 square foot dispensers); 2,400 square herefore will development es, the funds s is fulfilled.
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
15b. Response:	I	I		1
No Impact. The proposed project does not include the construction or ex- residential uses. Therefore, the project will not increase demand on park attributable to commercial uses. The City requires all development projec building permits. Through the payment of these fees, the funds needed to upkeep of parks and other recreational services is fulfilled. Renovation of subject to CEQA. No impact related to this issue would occur and no mit	s from the ind ts to pay Park accommodate existing park	direct increa Developme constructions and constructions	se in park/recre nt Impact Fees I n additional mai	ation demand before issuing intenance and
16. TRANSPORTATION AND TRAFFIC. Would the project result in:				
 a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non- 				
motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				

P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP), P18-0248 (CUP), P17-0639 (DR)

Less Than Significant With Mitigation Incorporated. The City of Riverside Traffic Impact Analysis Preparation Guide (January 2016) provides the level of service (LOS) standards and acceptable delay increases for use in preparing traffic analysis, which states that LOS D is the maximum acceptable threshold for the study intersections and roadways of Collector or higher classification. For projects in conformance with the General Plan, a significant impact occurs at a study intersection when the peak hour LOS falls below D per Policy CCM-2.3; however, LOS E is allowed at peak hours on arterials that are used by regional freeway bypass traffic and at heavily traveled freeway interchanges. Policy CCM-2.3 is provided below:

Policy CCM-2.3: Maintain LOS D or better on Arterial Streets wherever possible. At key locations, such as City Arterials that are used by regional freeway bypass traffic and at heavily traveled freeway interchanges, allow LOS E at peak hours as the acceptable standard on a case-by-case basis.

In addition, the City of Riverside identifies the following as impacts under CEQA:

1) When Existing Traffic conditions already exceed the General Plan 2025 target LOS.

2) Project Traffic, when added to Existing Traffic, will deteriorate the LOS to below the target LOS, and impacts cannot be mitigated through project conditions of approval.

3) When Existing plus Project plus Cumulative Traffic exceeds the target LOS, and impacts cannot be mitigated through the TUMF network (or other funding mechanism) or project conditions of approval. Or when the target LOS is exceeded and the needed improvements are not funded.

Thus, for the proposed project's study area, the adopted LOS threshold is LOS D; except when an LOS E occurs during peak hours at a key intersection arterial that is used by regional freeway bypass traffic and at heavily traveled freeway interchanges.

Table 16.A summarizes the Existing and Existing plus Project LOS at the fifteen study intersections (includes two project driveways). As shown in Table 16.A, all study intersections are currently operating at LOS D or better during the weekday a.m. and p.m. peak hours.

		Exist	ting	Existing Pl	lus Project
		A.M. Peak Hour	P.M. Peak Hour	A.M. Peak Hour	P.M. Peak Hour
Intersection	Control	LOS	LOS	LOS	LOS
1. Van Buren Boulevard/Limonite Avenue;	TS	В	В	В	В
2. Van Buren Boulevard/Clay Street;	TS	С	С	С	С
3. Doolittle Avenue/Jurupa Avenue;	CSS	NA	NA	Е	D
4. Project Driveway 1/Jurupa Avenue;	CSS	NA	NA	В	В
5. Van Buren Boulevard/Jurupa Avenue;	TS	D	D	Е	D
With Improvement				D	D
6. Van Buren Boulevard/Project Driveway 2;	CSS	NA	NA	С	С
7. Van Buren Boulevard/Central Avenue;	TS	В	А	В	А
8. Van Buren Boulevard/Morris Street;	TS	А	А	А	А
9. Van Buren Boulevard/Doolittle Avenue;	CSS	С	D	С	D
10. Van Buren Boulevard/Arlington Avenue;	TS	С	С	С	С
11. Van Buren Boulevard/Jackson Street;	TS	С	С	С	С
12. Van Buren Boulevard/Colorado Avenue;	TS	С	С	С	С
13. Van Buren Boulevard/California Avenue;	TS	С	С	С	С
14. Van Buren Boulevard/Magnolia Avenue; and	TS	D	D	D	D
15. Collins Street/Limonite Avenue	TS	С	D	С	D

Table 16.A: Existing Plus Project Intersection LOS

Source: Table 6-1 and 6-2, *Riverside Gateway Plaza Traffic Impact Analysis*, RK Engineering Group, Inc., October 2018 (Appendix G) Notes:

TWSC = Two-Way Stop Control

Delay = Average control delay in seconds (For TWSC intersections, reported delay is for worst-case movement).

LOS = Level of Service

The proposed project will develop and operate a 3,800 square foot standalone Convenience Store/Car Wash/Gas/Service Station with 16 vehicle fueling positions (8 multiple product dispensers); 3,750 square foot standalone Fast Food With Drive-Thru; and 2,590 square foot Coffee Shop with Drive-Thru and 2,400 square feet of Retail in a single building. The proposed project is **130**

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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forecast to generate approximately 5,195 daily trips which include approximately 418 AM peak hour trip and approximately 334 PM peak hour trips after accounting for applicable pass-by trip adjustments (RK Engineering 2018, Appendix G).

Table 16.A shows the resulting LOS values at study intersections for Existing Plus Project conditions. As shown in Table 16.A, Based on the City's significant impact criteria, the project creates a significant impact at the following two intersections:

- Doolittle Avenue/Jurupa Avenue (LOS E AM peak hour); and
- Van Buren Boulevard/Jurupa Avenue (LOS E AM peak hour).

Improvement of the Doolittle Avenue/Jurupa Avenue study intersection would be accomplished by signalization. However, the existing plus project traffic volumes at the intersection do not satisfy peak hour signal warrants. The intersection is also in close proximity to the existing signalized intersection of Jurupa Avenue and Van Buren Boulevard. For these reasons, construction of a traffic signal to mitigate peak hour delays on the minor road is not recommended. An alternative mitigation of implementing turning movement restrictions on the minor roadway is feasible, and it is recommended that the local agency monitors traffic operations at the intersection and deploys peak hour turning restrictions should delays reach unacceptable levels.

To reduce the level of impact at the Van Buren Boulevard/Jurupa Avenue intersection, Mitigation Measure TRA-1 has been identified. As detailed in Table 16.A, with the implementation of this measure, the impacted project study area intersection would operate at a satisfactory LOS D during the AM and PM peak hours resulting in a less than significant impact. No further mitigation is required.

Mitigation Measure TRA-1: Prior to the issuance of the first certificate of occupancy, the applicant shall improve the Van Buren Boulevard/Jurupa Avenue intersection by restriping/widening the eastbound Jurupa Avenue approach from one left turn lane, one through lane, and one shared through/right turn lane to consist of two left-turn lanes, one through lane, and one shared through/right-turn lane.

Table 16.B summarizes the Cumulative (2019) plus Project LOS at the study intersections. Based on the City's significant impact criteria, a significant circulation impact (LOS D) occurs at:

- Doolittle Avenue/Jurupa Avenue (LOS E AM peak hour);
- Van Buren Boulevard/Jurupa Avenue (LOS E both AM and PM peak hours); and
- Van Buren Boulevard/Doolittle Avenue (LOS E PM peak hour).

Table 16.B: Cumulative (2019 Plus Project Intersection LOS

		Cumulative	
		A.M. Peak Hour	P.M. Peak Hour
Intersection	Control	LOS	LOS
1. Van Buren Boulevard/Limonite Avenue;	TS	В	В
2. Van Buren Boulevard/Clay Street;	TS	D	D
3. Doolittle Avenue/Jurupa Avenue;	CSS	Е	D
4. Project Driveway 1/Jurupa Avenue;	CSS	В	В
5. Van Buren Boulevard/Jurupa Avenue;	TS	Ε	E
With Improvement		D	D
6. Van Buren Boulevard/Project Driveway 2;	CSS	D	D
7. Van Buren Boulevard/Central Avenue;	TS	В	В
8. Van Buren Boulevard/Morris Street;	TS	А	А
9. Van Buren Boulevard/Doolittle Avenue;	CSS	D	E
10. Van Buren Boulevard/Arlington Avenue;	TS	D	С
11. Van Buren Boulevard/Jackson Street;	TS	С	С
12. Van Buren Boulevard/Colorado Avenue;	TS	C	С
13. Van Buren Boulevard/California Avenue;	TS	C	С
14. Van Buren Boulevard/Magnolia Avenue; and	TS	D	D
15. Collins Street/Limonite Avenue	TS	D	D
Source: Table 6-4, Riverside Gateway Plaza Traffic Impact Analysis, RK Engine	ering Group, Inc., Oct	tober 2018 (Append	ix G)
rWSC = Two-Way Stop Control			
Delay – Average control delay in seconds (For TWSC intersections, reported del	av is for worst case m	ovement)	

Delay = Average control delay in seconds (For TWSC intersections, reported delay is for worst-case movement).

LOS = Level of Service

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Improvement of the Doolittle Avenue/Jurupa Avenue study intersection would be accomplished by signalization. However, the cumulative plus project traffic volumes at the intersection do not satisfy peak hour signal warrants The intersection is also in close proximity to the existing signalized intersection of Jurupa Avenue and Van Buren Boulevard. For these reasons, construction of a traffic signal to mitigate peak hour delays on the minor road is not recommended. An alternative mitigation of implementing turning movement restrictions on the minor roadway is feasible, and it is recommended that the local agency monitors traffic operations at the intersection and deploys peak hour turning restrictions should delays reach unacceptable levels.

To reduce the level of impact at the Van Buren Boulevard/Jurupa Avenue intersection, previously referenced **Mitigation Measure TRA-1** has been identified. As detailed in Table 16.B, with the implementation of this measure, the project study area intersections would operate at a satisfactory LOS D resulting in a less than significant impact. No further mitigation is required.

The Van Buren Boulevard/Doolittle Avenue study intersection is restricted to right-in and right-out only movements. The deficient movement is experienced only by the relatively small volume of vehicles (14 AM peak hour; 11 PM peak hour) on the driveway (stop controlled) approach of the intersection and turning right onto Van Buren Boulevard. The City has conditioned a private development that is not a part of this proposal to construct a half-signal at this intersection that would provide for a signalized right hand turn movement from Doolittle onto Van Buren Boulevard. The project in question has already submitted improvement plans for review by the City, and is anticipated to be constructed prior to the Riverside Gateway Plaza. The construction of the half signal is anticipated to fully mitigate delays associated with the right-out movements on the minor roadway.

- b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- 16b. Response: (Source: Riverside Gateway Plaza Traffic Impact Study (Appendix G) General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.15-4 –Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15-K – Freeway Analysis Proposed General Plan SCAG's RTP)

Less Than Significant with Mitigation Incorporated. The focus of a congestion management plan (CMP) is the development of an enhanced traffic monitoring system in which real-time traffic count data can be accessed by the Riverside County Transportation Commission to evaluate the condition of the congestion management system as well as meeting other monitoring requirements at the State and Federal levels. Per the CMP-adopted LOS standard of E, when a congestion management system segment falls to F, a deficiency plan is required. Preparation of a deficiency plan is the responsibility of the local agency where the deficiency is located. Agencies identified as contributors to the deficiency are required to coordinate with the development of the plan. The deficiency plan must contain mitigation measures, including transportation demand management strategies and transit alternatives, and a schedule of mitigating the deficiency.

The "2011 Riverside County Congestion Management Program" includes guidelines to link land use, transportation, and air quality, thereby promoting growth that will more effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality. These guidelines establish a system of state highways and principal arterial roadways designated by the Riverside County Transportation Commission (RCTC). As indicated previously, the adopted minimum LOS threshold for CMP state highways and principal arterial roadways is LOS E, unless the intersection or segment had a lower LOS (LOS F) in 1991; these facilities are exempt from CMP deficiency plan requirements.

The City's General Plan 2025 requires LOS to conform to the CMP standards. Therefore, if the project is in compliance with the City's LOS standards, the project would be in compliance with the CMP. As discussed in Response 16a above and shown in Table 16.A and B, with the implementation of **Mitigation Measures TRA-1**, the project study area intersections would operate at a satisfactory LOS. As such, the proposed project would not result in a direct, indirect, or cumulative impact to an existing LOS within the applicable study area. Impacts would be **less than significant with mitigation incorporated.**

c. Result in a change in air traffic patterns, including either ar increase in traffic levels or a change in location that results in substantial safety risks?				\boxtimes	13:	2
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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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16c. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, General Plan 2025 FPEIR-Figure 5.7-2)

Less Than Significant Impact. The project site is located approximately 0.40 miles west of the Riverside Municipal Airport and is within the Extended Approach/Departure Airport Safety Zone, as depicted in Figure 5.7-2 of the General Plan 2025 Program FPEIR. On May 20, 2003, the Riverside City Council approved an Exchange, Disposition, and Development Agreement for the Jurupa Avenue Extension Project. As part of this approval, the City Council waived the Land Use Compatibility Guidelines for the Gateway Plaza site recommended by the County's Airport Land Use Commission. Nonetheless, the proposed commercial project does not include land uses that are prohibited in this safety zone such as schools, hospitals, and three story buildings. Because the project has been found to be consistent with the airport zone, impacts are considered to be less than significant, and no mitigation is required.

d.	Substantially increase hazards due to a design feature (e.g.,	 		
	sharp curves or dangerous intersections) or incompatible		\bowtie	
	uses (e.g., farm equipment)?			

16d. Response: (Source: Project Site Plans)

Less Than Significant Impact. Vehicular access to the project site would be provided via two (2) locations, one driveway on Jurupa Avenue and another on Van Buren Boulevard. Vehicular traffic to and from the project site would utilize the existing network of regional and local roadways that serve the project site area. The proposed project would introduce new roadways in the form of a private extension of Doolittle Avenue but would not introduce a land use that would conflict with existing urban land uses in the surrounding area. Design of the proposed project, including curb cuts, ingress, egress, and other streetscape changes would be reviewed and approved prior to the issuance of a grading permit for the project. Therefore, the proposed project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Impacts related to hazardous design features would be **less than significant** and no mitigation is required.

e. Result in inadequate emergency access?			\boxtimes			
16e Response: (Source: California Department of Transportation Highway Design Manual Municipal Code and Fire						

16e. Response: (Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)

Less Than Significant Impact. Project construction activities, including equipment and supply staging and storage, will largely occur within the project site and will not restrict access of emergency vehicles to the project site or adjacent areas. Project construction will include improvements to both Van Buren Boulevard and Jurupa Avenue. However, these improvements are largely for the purposed of adding project driveways and minimal effect traffic flow will occur. The City would require the developer to submit a Traffic Management Plan that would provide appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures as part of the plan review process. The driveway to the project site would remain open during construction, and project site access would be maintained.

During project operation, access for emergency vehicles would be provided via the main entrances on Jurupa Avenue and another on Van Buren Boulevard. The proposed project would be constructed pursuant to the 2016 California Fire Code as adopted and amended by the City and in accordance with Chapter 16.32 *Fire Prevention* of the Riverside Municipal Code. Sufficient space and turning radius for fire trucks would be provided on the project site around the proposed buildings. Prior to occupancy, the RFD would inspect the project site to ensure compliance with applicable regulations for adequate emergency access. Therefore, implementation of the proposed project would not result in inadequate emergency access. Impacts would be **less than significant**, and no mitigation is required.

f.	Conflict with adopted policies, plans or programs regarding	_		
	public transit, bicycle, or pedestrian facilities, or otherwise			
	decrease the performance or safety of such facilities)?			

16f. Response: (Source: General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)

No Impact. The project site is served by the Riverside Transit Agency. The nearest RTA line serving the project is Route 21 that connects the Galleria at Tyler to Country Village in Fontana. Route 21 has a stop located on the project's Van Buren Boulevard frontage. The proposed project will require a minor relocation of the stop, to either the nearside or farside of the proposed project driveway on Van Buren Boulevard. The project will provide bicycle parking facilities in compliance with the California Green Building Code. The project would not affect adopted policies supporting alternative transportation and would be subject to 133

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
compliance with policies, plans, and programs of the City and othe transportation. Pedestrians accessing the project may utilize pedestrian fat the surrounding street system. Sidewalks are located along Jurupa Aven the project site. Therefore, the project does not conflict with adopte transportation. No impact related to public transit, bicycle, or pedestr required.	acilities (e.g., s ue and Van Bu d plans, polic	idewalks and tren Bouleva ies, or prog	d crosswalks) ard and can be grams support	that are part of used to access ing alternative
17. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
 a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? 				
17a.Response: (Source: Cultural Resources Assessment (Appendia	x C); AB 52 C	onsultation)		
Agencies the discretion to determine, supported by substantial evider resource." Per AB 52 (specifically PRC 21080.3.1), Native American consultation is tribe that has previously requested that the City provide it with notice of the required AB 52 notices to the relevant tribes as required through certif with receipts returned to the City. Following delivery of the notices, t requested consultation. Consultation with the three Tribes has been star identified by any of the Tribes.	required upor such projects ied mail. All o he Pechanga,	request by a In May 201 f the notices Morongo, So	a California Na 8, the City of were delivered oboba Tribes	ative American Riverside sent d appropriately responded and
Although the project-specific cultural resources assessment, which inclu an intensive pedestrian survey of the project site (Appendix J), did not ic project site, there remains some potential for the proposed project to une during construction. Therefore, previously referenced Mitigation Meas impacts to less than significant with mitigation .	lentify Native earth previousl	American re y undocume	sources on the nted tribal cul	e surface of the tural resources
 b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? 				
17b. Response: (Source: Cultural Resources Assessment (Appender Less Than Significant With Mitigation Incorporated. Please see the r listed archaeological resources have been identified on the project site. In significant with the implementation of Mitigation Measures CR-1 through	esponse to 17a npacts to unkn	., above. No	TCRs or know	
18. UTILITIES AND SYSTEM SERVICES.				
Would the project:		Î	1	
Would the project: a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? 18a. Response: (Source: General Plan 2025 Figure PF-2 – Sewer I			\boxtimes	

P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP), P18-0248 (CUP), P17-0639 (DR)

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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5 – Sewer Service Areas, Table 5.16-K – Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)

Less Than Significant Impact. The project is within the boundaries of the Santa Ana Regional Water Quality Control Board (RWQCB). Wastewater facilities would be provided by the city sewer system. Wastewater in the surrounding area is transported to the Riverside Regional Water Quality Control Plant. The primary sources of pollutants to storm water from the proposed project are construction activities and runoff from roofs and paved areas. All new development is required to comply with all provisions of the NPDES program and the City's Municipal Separate Sewer Permit (MS4), as enforced by the RWQCB. Therefore, the proposed project would not exceed applicable wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or storm water system within the City. Since the project will discharge its wastewater to a facility that is legally required to meet wastewater standards and because the proposed project is required to adhere to the above regulations related to wastewater treatment, the project will have a **less than significant impact**, and no mitigation is required.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?



18b. Response: (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR); Table PF-2 – RPU Projected Water Demand, RPU; General Plan 2025 FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025; Table 5.16-K – Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area; Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR; Urban Water Management Plan, City of Riverside Public Utilities, June 2016.; Riverside Wastewater Collection and Treatment Facilities Integrated Master Plan, February 2008)

Less Than Significant Impact. The project will not result in the construction of new or expanded water or wastewater treatment facilities. The proposed project will be required to connect to existing water and wastewater infrastructure to provide the necessary construction and water/sewer needs for the project. The connection point for the lines would be from lines within existing adjacent roadways (Van Buren Boulevard and/or Jurupa Avenue). No new water and sewer infrastructure is anticipated with implementation of the project. The project is consistent with the Typical Growth Scenario of the General Plan 2025 wherein future water and wastewater generation was determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 FPEIR).

The RPU's 2015 Urban Water Management Plan (UWMP) estimates water supply and demand during normal, dry and multipledry years (Table 18.A).

Table 18.A: Projected Water Supply/Demand (acre-feet/year)								
Condition	2020	2025	2030	2035	2040			
Normal Year								
Supply	116,903	121,903	124,703	124,703	124,703			
Demand	95,221	96,534	99,015	101,589	104,257			
Difference	21,682	25,369	25,688	23,114	20,446			
Dry Year								
Supply	96,288	101,288	104,088	104,088	104,088			
Demand	95,221	96,534	99,015	101,589	104,257			
Difference	1,067	4,754	5,073	2,499	(169)			
Multiple-dry Year								
Supply	102,364	107,364	110,614	110,164	110,164			
Demand	95,221	96,534	99,015	101,589	104,257			
Difference	7,143	10,830	11,149	8,575	5,907			

Table 18.A: Projected Water Supply/Demand (acre-feet/year)

Source: Tables 8-2, 8-3, and 8-4, 2015 Urban Water Management Plan, Riverside Public Utilities, Water Division, June 2016.

As detailed in response 13a, the project is located in an urbanized area and would not induce population growth. However, the project would induce employees into the City. The development of the project is anticipated by 2025 in the City's General Plan. Demographic information from the General Plan 2025 and the SCAG were considered during the preparation of the UWMP.

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

The RPU's 2015 UWMP prepared by the City of Riverside estimated a daily per capita water demand of 180 gallons (gpcd). The maximum 70 employees would result in an estimated water usage of 12,600 gallons per day (0.23 acre-foot). As established in Table 18.A, sufficient water supplies are available to serve existing and projected future water demand under normal, dry and multiple-dry conditions. The proposed project would tie into existing water mains located in adjacent streets. The proposed project does not include the installation of any off-site conveyance, distribution, treatment or storage facilities. Due to the limited size of the project, and the presence of existing water facilities in the project area, no substantial upgrade or expansion of existing facilities is anticipated.

The City of Riverside Public Works Department operates and maintains the Riverside Regional Water Quality Control Plant (RWQCP). The plant capacity has recently been expanded to 46 million gallons per day (mgd). The Riverside Wastewater Collection and Treatment Facilities Integrated Master Plan projects future flow at 96.6 gallons per day per capita. This project would consequently use 6,762 gallons per day,³⁶ but would be well under the 32.5 million gallons per day the plan projects for the city in 2025. Based on these data, no new wastewater facilities will need to be constructed or capacity added to existing facilities due to this project's projected population growth.

Therefore, the project will have a **less than significant impact** related to the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly, or cumulatively, and no mitigation is required.

Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		\boxtimes	

18c. Response: (Source: General Plan 2025; General Plan 2025 FPEIR Figure 5.16-2 – Drainage Facilities)

Less Than Significant Impact. The proposed project will result in an increase in impervious surface areas. The project proposes an increase of 170,000 square feet (3.9 acres) in impervious surface area that will generate increased storm water flows with potential to impact drainage facilities and require the provision of additional facilities. This impervious area will generate increased storm water flows with potential to affect drainage facilities and require the provision of additional facilities. This impervious area will generate increased storm water flows with potential to affect drainage facilities and require the provision of additional facilities. However, drainage fees to be paid to the City for new construction. Fees are transferred into a drainage facilities fund that is maintained by Riverside County Flood Control and Water Conservation District. This section also complies with the California Government Code (Section 66483), which provides for the payment of fees for construction of drainage facilities.

General Plan 2025 Policies PF 4.1 and PF 4.3 require the City to continue to routinely monitor its storm drain system and to fund and improve those systems as identified in the City's Capital Improvement Plan. Implementation of these policies will ensure that the City is adequately served by drainage systems. The General Plan 2025 also includes policies and programs that will minimize the environmental effects of the development of such facilities. Therefore, the project will have a **less than significant impact** on existing storm water drainage facilities and would not require the expansion of existing facilities directly, indirectly, or cumulatively. No mitigation is required.

d.	Have sufficient water supplies available to serve the project	 		
	from existing entitlements and resources, or are new or		\square	
	expanded entitlements needed?			

18d. Response: (Source: General Plan 2025 FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025)

Less Than Significant Impact. The project will not exceed expected water supplies. As stated in Response 18b, the project is expected to generate 70 employees and consume 12,600 gallons per day. Sufficient water supplies will be available to the project, and RPU does not require new water supply sources or resources to provide water to the project.

The project is consistent with the General Plan 2025 FPEIR Typical Growth Scenario where future water supplies were determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 FPEIR). Therefore, the project will have **less than significant impact** related to insufficient water supplies either directly, indirectly, or cumulatively, and no mitigation is required.

54

e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has			\boxtimes	
		•	•		

70 Employees x 96.6 = 6,762

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				

18e. Response: (Source: General Plan 2025 FPEIR Figure 5.16-5 – Sewer Service Areas, Figure 5.16-6 – Sewer Infrastructure, Table 5.16-K – Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, and Wastewater Integrated Master Plan and Certified EIR)

Less Than Significant Impact. The project will not exceed wastewater treatment requirements of the RWQCB. The Riverside Wastewater Collection and Treatment Facilities Integrated Master Plan projects future flow at 96.6 gallons per day per capita. This project would consequently generate 6,762 gallons of wastewater per day, but would be under the 32.5 million gallons per day the plan projects for Riverside in 2025. Based on these data, no new wastewater facilities will need to be constructed or capacity added to existing facilities due to this project's projected population growth.

The project proposes a rezone of BMP – Business Manufacturing Park Zone and PF – Public Facilities Zone to CR – Commercial Retail Zone. With the proposed zone change, the zoning will then be consistent with the General Plan land use designation of C - Commercial. The proposed project is consistent with the General Plan 2025 FPEIR Typical Growth Scenario wherein future wastewater treatment capacity was determined to be adequate (see Table 5.16-K of the General Plan 2025 FPEIR). Additionally, the project would be required to comply with all provisions of the NPDES program, as enforced by the RWQCB. Therefore, a less than significant impact related to wastewater treatment directly, indirectly, or cumulatively will occur. No mitigation is required.

f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		\square	

18f. Response: (Source: General Plan 2025 FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M)

Less Than Significant Impact. The project includes the development of a 3,800 square foot standalone Convenience Store/Car Wash/Gas/Service Station with 16 vehicle fueling positions (8 multiple product dispensers); 3,750 square foot standalone Fast Food With Drive-Thru; and 2,590 square foot Coffee Shop with Drive-Thru and 2,400 square feet of Retail in a single building. The project is services by Waste Management for solid waste collection. Solid waste collected by Waste Management is taken to the Robert A. Nelson Transfer Station, which is owned by the County of Riverside and operated under a 20-year franchise by Burrtec. Burrtec then transfers the waste to the Badlands Landfill, El Sobrante Landfill, or the Lamb Canyon Landfill. These three landfills have a combined remaining capacity of 181 million tons. Table 18.B identifies the remaining capacity from each of the landfills.

Table 18.B: Existing Landfills

Landfill	Location	Estimated Close Date	Maximum Permitted Daily Load (tons/day)	Maximum Permitted Capacity (tons)	Current Remaining Capacity (tons)
Badlands Landfill	31125 Ironwood Avenue, Moreno Valley, CA	January 1, 2022	4,800	48,160,000	22,048,319 as of January 1, 2015
El Sobrante Landfill	10910 Dawson Canyon Road, Corona, CA	January 1, 2045	16,054	184,930,000	145,530,000 as of April 6, 2009
Lamb Canyon Landfill	116411 Lamb Canyon Road (SR-79), San Jacinto, CA	April 1, 2029	5,500	54,509,914	26,940,130 as of January 8, 2015

Source: CalRecycle, 2018. http://www.calrecycle.ca.gov/ (accessed January 23, 2018.

Based on a generation rate of four pounds of solid waste per person per day,³⁷ the project would generate approximately 280 pounds of waste per day or 46.5 tons per year. This is well below the Badlands Landfill, El Sobrante Landfill, and Lamb Canyon Landfill remaining capacity and the impact will be minimal.

Construction of the project would also generate waste. Per the California Green Building Code, a minimum of 50 percent of this debris will be diverted to a material recycling facility. Impacts to landfill capacity directly, indirectly, and cumulatively will be less than significant, and no mitigation will be required.

g. Comply with Federal, State, and local statutes and regulations related to solid waste?			\square			
18g. Response: (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)						

³⁷ The County Quarterly, Waste and Recycling Newsletter. County of San Bernardino and Burrtec Waste Industries, July 2014. http://www.burrtec.com/ templates/files/sbc-pomona-07-14.pdf (accessed January 23, 2018). 55

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentiall Significan Impact		nt Significan Impact n	
No Impact. The California Integrated Waste Management Act under the divert at least 50 percent of all solid waste generated by January 1, 2000. rate, well above state requirements. In addition, the California Green B percent of non-hazardous construction and demolition debris for all project The proposed project must comply with the City's waste disposal require For these reasons, the project would not conflict with any federal, State, related to solid waste statutes will occur directly, indirectly, or cumulative	The City is Building Co ects and all ements as w or local reg	currently acl de requires a excavated so rell as the Cal gulations rela	hieving a 60 pe all developme bil beginning J lifornia Green ted to solid wa	ercent diversion nts to divert 50 anuary 1, 2011 Building Code aste. No impac
 19. MANDATORY FINDINGS OF SIGNIFICANCE. a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? 				
19a. Response: Less Than Significant With Mitigation Incorporated. The proposed presources were analyzed in this Initial Study and all direct and cumulative than significant impact, or rendered a less than significant impact with biological resources and cultural resources would be less than significant mitigation is required.	ve impacts implement	were determination of miti	ined to have n gation. There	o impact, a les fore, impacts te
 b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) 				
19b. Response: Less Than Significant With Mitigation Incorporated. The proposed p biological resources, cultural resources, GHGs, hazards and hazardous mat analyzed in this Initial Study, and all cumulative impacts were less than si	terials, noise	e, traffic, and	tribal cultural	resources, wer
 c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? 19c. Response: 		\boxtimes		
Less Than Significant With Mitigation Incorporated. Impacts related hazards and hazardous materials, hydrology and water quality, land use services, recreation, traffic, and utilities and service systems that could were analyzed in this Initial Study. Based on the analysis and conclusions	e and planni potentially s in this Init	ing, noise, po affect human ial Study, the	opulation and n beings direc	housing, public tly or indirectly mitigation, wil

Mitigation Measure No.	Mitigation Measure	Timing of Implementation	Responsible Party	Monitoring/Reporting Method
BIO-1:	Prior to the issuance of a grading permit, a focused burrowing owl survey shall be conducted during the burrowing owl breeding season (March 1 through August 31) in compliance with the MSHCP survey instructions for the burrowing owl (Riverside County Environmental Programs Department, 2006). If the survey reveals burrowing owl is not present, no further work in this regard is required other than preparation and submittal of a final report consistent with the MSHCP survey instructions. If the survey reveals burrowing owl is present, construction shall be delayed until the species has departed from the site or has been relocated in accordance with the procedures contained in the MSHCP survey instructions. Once the species has departed from the site or has been relocated, a final report shall be prepared and submitted consistent with the MSHCP survey instructions.	Prior to issuance of a grading permit.	Community & Economic Development Department, Planning and Building & Safety Divisions.	Burrowing Owl Survey Report submitted to City.
BIO-2:	Prior to the issuance of a grading permit, a pre-construction survey for the burrowing owl shall be conducted by a qualified biologist within 30 days prior to the start of project construction/ground- breaking activities. If no active burrows are detected, no further work in this regard is required. If active burrowing owl burrows are determined to be present during the non-breeding season (September 1 to January 30), the burrow(s) shall be flagged and a 160-foot buffer shall be created around the burrow(s). The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity. During the non-breeding season, the burrowing owl may be passively excluded based on California Department of Fish and Wildlife-approved methods and the burrow can be excavated prior to construction. If active burrowing owl burrows are determined to be present during the breeding season (February 1 to August 31), the burrow(s) shall be flagged and a 500-foot buffer shall be created around the burrow(s). The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity. No work shall occur within 500 feet of the burrow	No more than 30 days prior to ground disturbance activities.	Community & Economic Development Department, Planning and Building & Safety Divisions.	No action if not occupied. If occupied, treatment of owl in accordance with California Department of Fish and Wildlife approved methods.

Mitigation Measure No.	Mitigation Measure	Timing of Implementation	Responsible Party	Monitoring/Reporting Method
	unless a reduced buffer area is determined to be acceptable by a qualified biologist's notification to the City of Riverside			
BIO-3:	If project activities are planned during the bird nesting season (February 15 to August 31), a pre-construction nesting bird survey shall be conducted within 3 days prior to construction. Should nesting birds be found, an exclusionary buffer will be established by the biologist. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found. This buffer will be clearly marked in the field by construction personnel under guidance of the biologist, and construction or clearing will not be conducted within this zone until the biologist determines that the young have fledged or the nest is no longer active.	30 days prior to any ground disturbance between February 15 to August 31.	Community & Economic Development Department, Planning and Building & Safety Divisions.	Nesting Bird Survey Report submitted to City.
CUL-1:	Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and interested tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised.	Prior to grading permit issuance.	Community & Economic Development Department, Planning, Historic Preservation, and Building & Safety Divisions.	Review of Site Plans prior to issuance of Grading Permit.
CUL-2:	 Archaeological and Paleontological Monitoring: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. 1. The project archaeologist, in consultation with interested tribes, the Developer, and the City, shall develop an Archaeological 	At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place.	Community & Economic Development Department, Planning and Building & Safety Divisions; Qualified Archaeological Monitor.	Evidence that a qualified archaeological monitor has been retained shall be provided to the City. Preparation of a Cultural Resources Monitoring Plan.

Mitigation Measure No.	Mitigation Measure	Timing of Implementation	Responsible Party	Monitoring/Reporting Method
	 Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include: f. Project grading and development scheduling; g. The development if a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; h. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources, sacred sites, and human remains if discovered on the project site; and j. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CR-4. 			
CUL-3:	 Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries: 1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and 	During grading and construction.	Community & Economic Development Department, Planning and Building & Safety Divisions; Project Applicant; Landowner; Qualified Archaeological Monitor.	Report prepared that documents the finding a disposition of any cultur resources; If resources a found and curated, a cop of the curation agreemen shall be provided to the City; Completed monitoring Report.
ial Study	1	59	P18-0246 (RZ), P17-0638 (CUP), P18-0	1 247 (CUP), P18-0248 (CUP), P17-0

Mitigation Measure No.	Mitigation Measure	Timing of Implementation	Responsible Party	Monitoring/Reporting Method
	 Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same: a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation; c. If more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe 			

Mitigation Measure No.	Mitigation Measure	Timing of Implementation	Responsible Party	Monitoring/Reporting Method
	how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and interested tribes.			
CR-4:	Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign- in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.	During pre-construction.	Community & Economic Development Department, Planning and Building & Safety Divisions; Project Applicant; Landowner; Qualified Archaeological Monitor.	Pre-grading meeting.
NOI-1:	Prior to issuance of building permits, Planning staff, or designee, shall verify that all site owners and/or leases implement an informational plan to limit engine idling for all delivery vehicles and moving trucks to 5 minutes or less.	Prior to issuance of building permits.	Community & Economic Development Department, Planning and Building & Safety Divisions; Public Works Department; Project Applicant; Construction Contractor.	Review of idling plan prior to issuance of building permits.
NOI-2:	Prior to the issuance of building permits, Planning staff, or designee, shall verify that all rooftops are designed to include a minimum 3-foot parapet wall along the rooftop of all buildings to shield HVAC equipment.	Prior to issuance of building permits.	Community & Economic Development Department, Planning and Building & Safety Divisions; Public	Verify parapet design in building plans prior to issuance of building permits.

Mitigation Measure No.	Mitigation Measure	Timing of Implementation	Responsible Party	Monitoring/Reporting Method
			Works Department; Project Applicant; Construction Contractor.	
NOI-3:	Prior to issuance of building permits, Planning staff, or designee, shall verify that the car wash openings (e.g. doors) for the vacuum turbine enclosure are directed away from the southern property line (towards center of site).	Prior to issuance of building permits.	Community & Economic Development Department, Planning and Building & Safety Divisions; Public Works Department; Project Applicant; Construction Contractor.	Verify orientation of car wash in building plans prior to issuance of building permits.
NOI-4:	Prior to issuance of building permits, Planning staff, or designee, shall verify that the design of the project incorporates best available noise reducing technology such as mufflers, shrouds, acoustic baffles, acoustic silencers and/or variable frequency drives for vacuum turbines, and blow dryer system. In addition, the vacuum system must incorporate tight seals/fittings for crevice tools and claws, per the manufacturer's design.	Prior to issuance of building permits.	Community & Economic Development Department, Planning and Building & Safety Divisions; Public Works Department; Project Applicant; Construction Contractor.	Verify design of the project incorporates best available noise reducing technology as indicated in building plans prior to issuance of building permits.
NOI-5:	Prior to issuance of building permits, Planning staff, or designee, shall verify that the design of the speakerphone system incorporates automatic volume control (AVC). The AVC will adjust the outbound volume based on the outdoor ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system.	Prior to issuance of building permits.	Community & Economic Development Department, Planning and Building & Safety Divisions; Public Works Department; Project Applicant; Construction Contractor.	Verify incorporation of automatic volume control in the speakerphone system as indicated in building plans prior to issuance of building permits.
TRA-1:	Prior to the issuance of the first certificate of occupancy, the applicant shall improve the Van Buren Boulevard/Jurupa Avenue intersection by restriping/widening the eastbound Jurupa Avenue approach from one left turn lane, one through lane, and one shared through/right turn lane to consist of two left-turn lanes, one through lane, ad one shared through/right-turn lane.	Prior to issuance of the first certificate of occupancy.	Community & Economic Development Department, Planning and Building & Safety Divisions; Public Works Department; Project Applicant; Construction Contractor.	Prior to the issuance of the first certificate of occupancy.
REFERENCES

Adkan Engineers 2017, Project Specific Water Quality Management Plan (Appendix E)

- Albert A. Webb Associates. *City of Riverside General Plan and Supporting Documents Environmental Impact Report.* Section 5.11 - Noise. Certified November 2007.
- CalRecycle, 2018. http://www.calrecycle.ca.gov/ (accessed January 23, 2018.
- Caltrans (California Department of Transportation). 2011. California Scenic Highway Mapping System. Accessed November 17, 2017. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.
- California Department of Conservation. 2016a. Riverside County Important Farmland 2014. Accessed November 17, 2017. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/riv14_w.pdf.
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- EnviroStor, Department of Toxic Substances Control, 2017. https://www.envirostor.dtsc.ca.gov/public/ (Accessed November 17, 2017).

LSA Associates, Inc. 2018. Air Quality and Greenhouse Gas Impact Analysis. (Appendix A)

LSA Associates, Inc. 2018, MSHCP Consistency Analysis and Habitat Assessment (Appendix B)

LSA Associates, Inc. 2018, Cultural Resource Assessment (Appendix C)

Riverside Restorative Growthprint, Climate Action Plan RRG – Part B, October 2015

RK Engineering Group, Inc. 2019, Riverside Gateway Plaza Noise Impact Study (Appendix F)

RK Engineering Group, Inc. 2018, Riverside Gateway Plaza Traffic Impact Study (Appendix G)

Sid Geotechnical Inc. 2002, Preliminary Soil Investigation Report (Appendix D-1)

- Soil Exploration Co., Inc. 2006, Results of Field Density and Laboratory Test Results, Famer Boys Site, Riverside Gateway, (Appendix D-2)
- South Coast Air Quality Management District (SCAQMD). 2010. Greenhouse Gases CEQA Significance Thresholds Working Group Meeting No. 15. September 28, 2010.
- California Scenic Highway Mapping System, Riverside County. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/ (Accessed November 16, 2017).

Final 2013 Air Quality Management Plan, South Coast Air Quality Management District, February 2014.



Riverside Gateway Plaza

P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP), P18-0248 (CUP), P19-0160 (VR), AND P17-0639 (DR)

Community & Economic Development Department

Planning Commission Agenda Item: 2 April 04, 2019

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Riverside Gateway Plaza

P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP), P18-0248 (CUP), P19-0160 (VR), AND P17-0639 (DR)

Community & Economic Development Department

Planning Commission Agenda Item: 2 April 04, 2019

RiversideCA.gov









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City of Arts & Importion	5 9:00 A.M.	K I R B Y	R O B E R T S	R U B I	P A R K	M I L	V A C	R O S S O U W	T E U N I S	Z A K I C
City of Arts & Innovation	WARDS	1	2	3	4	5	6	7	W 3	W 3
Roll Call:	Present	x	x	x				x	х	
Chair Rossouw called the meeting to order at 9:00 a.m. with all members present except Commissioners Zaki, Parker and Mill.										
Staff Present: M. Kopaskie-Brown, P. Brenes, K. Smith, C. Assadzadeh, J. Hart, A. Berlino, F. Andrade										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.										
PUBLIC HEARINGS										
PLANNING CASES P18-0370 and P18-0369 – ZONING CODE AMENDMENT AND SITE PLAN REVIEW – 3907-3929 POLK STREET AND 10670-10680 STETSON AVENUE, WARD 6 – CONTINUED TO MAY 2, 2019 Proposal by Aleksandar Nadazdin to consider the following entitlements for the construction of a mixed use development comprising of 92 dwelling units and 750 square feet of commercial space, on seven contiguous parcels consisting of 2.92 acres partially developed with single family residences: 1) a Zoning Code Amendment to change the zone from R-1-7000-SP – Single Family Residential Zone and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed Use - Village and Specific Plan (Magnolia Avenue) Overlay Zones; and 2) a Site Plan Review of project plans. Chair Rossouw announced that the applicant has requested a continuance to the May 2, 2019 meeting. Candice Assadzadeh, Senior Planner, indicated the applicant was not present today and was in agreement with continuing this to May 2, 2019 meeting. There were no public comments from the audience. Following discussion the Planning Commission: Continued Planning Cases P18- 0370 and P180-0369 to the meeting of May 2, 2019.		×	x	x				x	x	
PLANNING CASE P18-0246, P17-0638, P18-0247, P18-0248 and P17- 0639 – ZONING CODE AMENDMENT, CONDITIONAL USE PERMITS, AND DESIGN REVIEW – SOUTHWEST CORNER OF VAN BUREN BOULEVARD AND JURUPA AVENUE, WARD 7 – CONTINUED TO APRIL 4, 2019 Proposal by Eric LeVaughan of Sater Oil Group, LLC. To consider the following entitlements: 1) a Zoning Code Amendment to rezone 5.6 acres from BMP – Business and Manufacturing Park Zone to the CR –										
Praft Planning Commission Minutes – March 21, 2019 Page 1 of 5									20	

Planning Commission: April 4, 2019 Agenda Item: 3

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<i>City of Arts & Innovation City of Arts & Innovation City of Arts & Innovation</i>				R O B E R T S	R U B I O	PARKER	M L L	V A C A N T	R O S S O J ≷	F H J Z − S S H Z C S	Z A K I C W
		WARDS	1	2	3	4	5	6	7	3	3
construction of a vehicle service state canopy with 16 fuel stations, a 1,1 and a 3,800 square foot convenience of beer and wine; 3) a Conditional I of a 3,750 square foot drive-thru re- for the construction of 4,990 square thru; and 5) a Design Review of project that the applicant has requested a Berlino, Planning Assistant, stated the had requested the continuance and date. There were no comments from the Planning Commission: Contine 0638, P18-0247, P18-0248 and P1 <u>PLANNING CASES P18-0091, P1</u> <u>37475), P18-0094, P18-0095, P1</u> <u>0101, P18-0424, P18-0100 and AMENDMENT, REZONING, SIT PARCEL MAP, CONDITIONAL US GRADING EXCEPTION, MINOF VARIANCE AND AN ENVIRONME MIXED USE DEVELOPMENT, GE STREET TO THE WEST, STRONG ROUTE 60 (SR-60) TO THE SOUT THE EAST, WARD 1 Proposal by Jim Guthrie of AFG D entitlements for the construction o acres that includes; a multi-family multi-family residential dwelling uni retail space; two hotels, containing (RV) overnight spaces; and 4) Outd farmers market, and car shows). Im requires the following approvals: 1) the land use designation of appro Medium Density Residential and O and amend the land use designation site from O – Office to C – Comme rezone approximately 34.34 acr Residential Zone, R-3-1500 – Multi 7000-WC – Single Family Residential</u>	anditional Use Permit to permit the tion consisting of a 4,872 square foot 52 square foot automated car wash, e store in conjunction with the off sale Jse Permit to permit the construction staurant; 4) a Conditional Use Permit foot multi-tenant building with a drive- ect plans. Chair Rossouw announced continuance to April 4, 2019. Alyssa hat the applicant was not present but d was in agreement with the April 4th n the audience. Following discussion ued Planning Cases P18-0246, P17- 7-0639 to the April 4, 2019 meeting. <u>18-0092, P18-0093, P18-0099 (PM- 8-0096, P18-0097, P18-0098, P18- nd P18-0401</u> – GENERAL PLAN TE PLAN REVIEW, TENTATIVE E PERMITS, DESIGN REVIEW AND R CONDITIONAL USE PERMIT, ENTAL IMPACT REPORT – FOR A NERALLY BOUNDED BY ORANGE S STREET TO THE NORTH, STATE H AND INTERSTATE 215 (I-215) TO evelopment to consider the following f a mixed use development on 35.4 esidential complex consisting of 482 ts; 49,000 square feet of commercial 229 rooms; 23 Recreational Vehicle oor entertainment and activities (e.g., plementation of the proposed Project General Plan Amendment to amend oximately 34.34 acres from MDR – Office to MU-U – Mixed Use Urban, on of the remainder 1.06 acres of the rcial; 2) Zoning Code Amendment to es from R-1-7000 Single Family ti-Family Residential Zone, and R-1- tial – Watercourse Overlay Zones to ione the remainder 1.06 acres of the	Second Ayes	x	x	×				x	×	

					C			ANNING								
City of Arts & Innovation	CITY PLANNING COMM DRAFT MINUTES THURSDAY, MARCH 21, 2019, 9 ART PICK COUNCIL CHAMBER, 0 3900 MAIN STREET	9:00 A.M.	K I R B Y	R O B E R T S	R U B I O	P A R K E R	M L L	V A C A N T	R O S S O J ≷	T E U N I S S E N C	Z A K I C					
City of Arts & Innovation		WARDS	1	2	3	4	5	6	7	W 3	W 3					
Retail Zone; 3) Site Plan Review for review of the mixed use project, 4) as subdivide the 35.4 acre project site 0.49 acres to 7.67 acres, including Permits to permit each of the follor vehicle fueling station, drive-thrue special events, and a farmers mark and building elevation review of the Exception to allow on-site retaining 8) Minor Conditional Use Permit and freeway-oriented monument signs; Report. Brian Norton, Senior Plan indicated that the City received nine time period had closed. Response to be included in the Final EIR to be anticipated that the project will go b for approval and Certification of the received two comment letters one in Chambers of Commerce. The letter with concerns related to traffic, fle Northside Specific Plan. The letter that have not already been cove addressed under the response to co Council. Staff requested the addition family component of the developer filtration systems with efficiencies Efficiency Reporting Value of (MEF Society of Heating, Refrigeration and Guthrie, applicant, addressed the Co assistance. Comments from the opposition and suggested reducing to the mitigation measures for the pre Environmental Justice Lines, stated 23, 2019 which discussed several of deficiencies were not limited to lar quality and noise. He stands by the of EIR is flawed and should be revie hearing was closed. Following di recommented: 1.) That the City Environmental Impact Report (P	tesidential Zone to CR – Commercial r site design and building elevations a Tentative Parcel Map No. 37475 to into 15 parcels, ranging in size from a private drive; 5) Conditional Use wing uses: Hotels and RV parking, restaurant, live entertainment and et; 6) Design Review for site design e vehicle fueling station; 7) Grading walls higher than permitted by Code; Variance to permit two freestanding, and 9) an Environmental Impact oner, presented the staff report. He letters, two after the Draft EIR review o comments will be prepared and will adopted by the City Council. It is efore the City Council on May 2019 e Final EIR. After publication staff in support from the Greater Riverside in opposition was from a neighbor boding and the yet to be adopted did not bring up additional concerns red by the Draft EIR and will be mments in the final EIR going to City on of new Condition #24: The multi- nent shall install and maintain air equal to or exceeding a Minimum RV) 16 as defined by the American of Air Conditioning Engineers. Jim ommission and thanked staff for their audience: Juan Muñoz spoke in he size of the project in order to meet oject. Adam Salcedo, Golden State they submitted letter dated February deficiencies with the Draft EIR. The nd use, planning, transportation air comment letter and believes the Draft wed and redistributed. The public scussion the Planning Commission Council find: a. The draft project 18-0401) has been completed in onmental Quality Act (CEQA); b. The	Motion Second All Ayes	x	x	×				x	x						

Page 3 of 5

Image: State Stat	Image: City of Arts & Innovation DRAFT MINUTES City of Arts & Innovation THURSDAY, MARCH 21, 2019, 9 ART PICK COUNCIL CHAMBER, 0 3900 MAIN STREET	:00 A.M. CITY HALL	I R B Y	O B E R T	U B I	A R K E	l L	A C A N	0 S S 0 U	E U N I S	
THURSDAY, MARCH 21, 2019, 9:00 A.M. Image: Constraint of the constraint of	RIVERSIDE THURSDAY, MARCH 21, 2019, 9 ART PICK COUNCIL CHAMBER, 0 3900 MAIN STREET roject will have a significant effect on the environment; but c. There are	NTY HALL	1								
WARDS12345673project will have a significant effect on the environment; but c. There are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for cumulative and project-specific impacts related to air quality standards and Greenhouse gas emissions from mobile source emissions during operations; and transportation and traffic impacts related to local roadways and intersections and regional facilities; and 2.) Approve Planning Cases P18-0091 (General Plan Amendment), P18-0092 (Rezone), P18-0099 (Parcel Map No. 37475), P18-0093 (Site Plan Review), P18-0094 (Conditional Use Permit - Hotels and RV Parking), P18-0095 (Conditional Use Permit - Drive-Thru Restaurant), P18-0097 (Conditional Use Permit - Drive-Thru Restaurant), P18-0097 (Conditional Use Permit - Drive-Thru Restaurant), P18-0097 (Conditional Use Permit - Bremers Market), P18-0100 (Minor Conditional Use Permit - Bremers Market), P18-0100 (Minor Conditional Use Permit - Network), P18-0424 (Grading Exception and Variance), and P18-0424 (Grading Exception and Variance) and P18-0424 (Grading device) fraince status of March 7, 2019 were approved as presented. DISCUSSION CALENDAR ANNUAL REVIEW OF THE PLANNING COMMISSION	roject will have a significant effect on the environment; but c. There are	WARDS	1							E N C	
no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for cumulative and project-specific impacts related to air quality standards and Greenhouse gas emissions from mobile source emissions during operations; and transportation and traffic impacts related to local roadways and intersections and regional facilities; and 2.) Approve Planning Cases P18-0091 (General Plan Amendment), P18-0092 (Rezone), P18-0099 (Parcel Map No. 37475), P18-0093 (Site Plan Review), P18-0094 (Conditional Use Permit – Hotels and RV Parking), P18-0095 (Conditional Use Permit – Vehicle Fuel Station), P18- 0096 (Conditional Use Permit – Drive-Trur Restaurant), P18-0097 (Conditional Use Permit – Drive-Trur Restaurant), P18-0097 (Conditional Use Permit – Drive-Trur Restaurant), P18-0097 (Conditional Use Permit – Ice Entertainment/Special Events), and P18- 0098 (Conditional Use Permit – Nehicle Fuel Station), P18-0010 (Minor Conditional Use Permit) – P18-0101 (Design Review), P18-0424 (Grading Exception and Variance), and P18-0401 (Environmental Impact Report), based on the findings outlined in the staff report and subject to the recommended conditions and mitigation measures. Including the added Condition #24 read into the record by staff. Conditioning the added Conditionery Reporting Value of (MERV) 16 as defined by the American Society of Heating, Refrigeration and Air Conditioning Engineers. <u>CONSENT CALENDAR</u> The following items were approved by one motion affirming the actions ANNUAL REVIEW OF THE PLANNING COMMISSION RULES FOR THE TRANSACTION OF BUSINESS Kristi Smith, Chief Assistant City Attorney, suggested a change to the Planning Commission Rules. She asked the Commission to email her or Frances Andrade with any other modifications. She will provide a redlined version at the next meeting for the Commission to review and				2	3	4	5	6	7		
	void or substantially lessen the significant environmental effects as lentified in the Draft EIR for cumulative and project-specific impacts elated to air quality standards and Greenhouse gas emissions from hobile source emissions during operations; and transportation and traffic inpacts related to local roadways and intersections and regional facilities; nd 2.) Approve Planning Cases P18-0091 (General Plan Amendment), 18-0092 (Rezone), P18-0099 (Parcel Map No. 37475), P18-0093 (Site lan Review), P18-0094 (Conditional Use Permit – Hotels and RV arking), P18-0095 (Conditional Use Permit – Vehicle Fuel Station), P18-0096 (Conditional Use Permit – Drive-Thru Restaurant), P18-0097 (Conditional Use Permit – Drive-Thru Restaurant), P18-0098 (Conditional Use Permit – Farmers Market), P18-0100 (Minor Conditional Use Permit – Farmers Market), P18-0100 (Minor Conditional Use Permit – Farmers Market), P18-0424 (Grading xception and Variance), and P18-0401 (Environmental Impact Report), ased on the findings outlined in the staff report and subject to the ecommended conditions and mitigation measures. Including the added condition #24 read into the record by staff. Condition #24: The multi-amily component of the development shall install and maintain air tration systems with efficiencies equal to or exceeding a Minimum fficiency Reporting Value of (MERV) 16 as defined by the American lociety of Heating, Refrigeration and Air Conditioning Engineers.	All Ayes	x	x	×				x	x	

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	CITY PLANNING COMM DRAFT MINUTES THURSDAY, MARCH 21, 2019, 9	;	K I R B Y	R O B E R T S	R U B I O	P A R K E R	L	V A C A N T	R	T E U Z – S S E	Z A K I
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City of Arts & Innovatio	3900 MAIN STREET	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
COMMUNICATIONS											
Items For Future Agendas And Update From City Planner: Mary Kopaskie-Brown, City Planner, recognized Jeff Hart, Public Works Engineering Manager. She stated this was his last meeting, Mr. Hart has accepted a position with the City of Beaumont. She updated the Commission on upcoming items.											
After discussion the Commission to April 4 th instead of April 18 th .	on agreed to move the Brown Act training										
ADJOURNMENT The meeting was adjourned 9:50 a.m. to the meeting of April 4, 2019 at 9:00 a.m. in the Art Pick Council Chamber.											

The above actions were taken by the City Planning Commission on March 21, 2019. There is now a 10-day appeal period that ends on April 2, 2019. During this time, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. Also, during this time, the Mayor or any member of the City Council can refer the case for review on the Council's discussion calendar. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on April 2, 2019.

CITY PLANNING COMMISSION Riverside, California

RULES FOR THE TRANSACTION OF BUSINESS AND THE CONDUCT OF HEARINGS

May 17April 4, 20182019

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b. Vice-Chair

The Vice-Chair shall preside in the absence of the Chair.

c. Secretary

The Secretary shall sign, on behalf of the Commission, maps, reports, or documents, as approved by the Commission. The Secretary shall preside in the absence of the Chair and Vice-Chair. A staff secretary, on behalf of the elected Secretary, shall keep a record of the transactions, findings, and determinations of the Commission in a permanent volume or volumes, shall deposit volumes not in current use with the City Clerk and shall send out notices of meetings as ordered.

d. Secretary Pro Tem

In the event of the absence of the Secretary, the Chair shall select a Secretary Pro Tem.

e. Sergeant at Arms

The Sergeant at Arms shall be seated closest to the public and shall ensure that the public conducts themselves in a respectful manner so as not to disrupt the Commission meetings. In the event of the absence of the Chair,

Vice-Chair and Secretary, the Sergeant at Arms shall serve as the Chair Pro Tem. In the absence of the Chair, Vice-Chair, Secretary and Sergeant at Arms, the Commission shall select a Chair Pro Tem.

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- b. Following discussion of the agendized item to removed one or more officers, a vote shall be taken and said office(s) shall be designated as vacant upon affirmative vote of a majority of the Members present and voting.
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The following procedures shall govern hearings before the Commission:

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- a. The Chair shall announce the hearing by identifying the item from the agenda.
- b. The Community & Economic Development Department staff report shall be presented.
- c. Following the staff presentation, the public hearing is opened and the applicant or the applicant's representative shall be invited to present the proposal. The applicant's presentation is limited to a maximum of fifteen (15) minutes. By a majority vote of the Commissioners present and voting, additional time may be granted. Significant changes to a project not addressed in the staff report are subject to continuance to allow time for adequate review by the Planning Commission.

For an appeal from the Development Review Committee, the appellant or the appellant's representative will be given a maximum of fifteen (15) minutes to present their appeal. Following the appellant's presentation the applicant or the applicant's representative will have a maximum of fifteen (15) minutes to present their project.

- d. Following the presentation(s), the public is invited to comment. Those wishing to speak may do so as instructed by the Chair. Speakers shall be limited to a maximum of three (3) minutes each. Yielding of time to another speaker is not permitted
- e. The applicant or appellant, as the case may be, or their representative shall be permitted to make a rebuttal. The rebuttal is limited to a maximum of five (5) minutes.
- f. Following public comments, the Commission may then ask questions of either the staff or applicant, or, at the discretion of the Chair, any speaker.
- g. The Commission may continue the public hearing to a time and place certain, continue the matter off calendar, or shall close the public hearing. Before any vote to continue, the Chair should first ask the applicant to comment on the continuance.
- h. After the public hearing is closed, the Commission may debate the issues, make comments, discuss the proposal or ask questions of staff. Public participation after the public hearing is closed shall be limited to direct response to questions asked by the Commission, directed through and with the consent of the Chair.
- i. The Commission shall take action to approve, conditionally approve or deny the proposal after closing the public hearing. If the Commission wishes to continue the item, it must first vote to reopen the public hearing. Before any vote to continue, the Chair should first ask the applicant to comment on the continuance.
- j. The Chair shall announce the rights of appeal to the City Council.

3. HEARING OF ITEMS

It is the intent of the Commission not to start any new agenda item after 12:00 p.m., but to take up the item following a noon recess. Any items not heard prior to noontime shall be scheduled immediately following the noon recess.

ARTICLE VIII VOTING

Voting on an item shall be a yea, nay or abstention. All abstentions shall be recorded as present and not voting.

ARTICLE IX SUSPENSION OF RULES

Any provision of these Rules not governed by the City Charter or laws of the State of California may be temporarily suspended by a two-thirds vote of the Members present and voting. The vote on any suspension shall be taken and entered upon the record of the Commission.

ARTICLE X RECONSIDERATION

A motion to reconsider any action of the Commission can be made not later than the next succeeding official regular meeting of the Commission. Such a motion can only be made by a member who voted on the prevailing side. It can be seconded by any member. A two-thirds vote of the members present and voting is necessary to adopt the motion. No question shall be twice reconsidered except by unanimous consent of the Commission.

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Any member abstaining from voting on any item due to a conflict of interest shall announce said conflict and the reason for the conflict preceding or immediately following the reading of the description of the item by the Chair and will be required to leave the dais until the completion of consideration of the item, including the vote.

ARTICLE XII ATTENDANCE GUIDELINES

In the event that any member of the Commission is absent without excuse for three (3) consecutive meetings, or absent, unless by permission of the Commission, for more than $\frac{50\%}{\text{one-third (1/3)}}$ of the meetings in one 6-month perioda calendar year, the City Council shall review the Commissioner's status.

ARTICLE XIII REVISION AND ANNUAL REVIEW OF RULES

These Rules may be amended by a two-thirds vote of the membership of the Commission present and voting. The amended Rules shall be filed with the Secretary.

These Rules shall be reviewed and adjustments made as needed upon the election of officers each year.

ARTICLE XIV MEMBERS ADDRESSING CITY COUNCIL

As a general rule, Planning Commissioners are not to address the City Council on any issue over which the Commission has or will exercise jurisdiction, unless specifically requested by the City

Council. If a Commissioner does intend to address the City Council on any other items, even if such testimony is given as a private citizen, that Commissioner should notify the Chair

ARTICLE XV STAFF PRESENT

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CITY PLANNING COMMISSION Riverside, California

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April 4, 2019

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Hearings shall be conducted in accordance with the following format:

- a. The Chair shall announce the hearing by identifying the item from the agenda.
- b. The Community & Economic Development Department staff report shall be presented.
- c. Following the staff presentation, the public hearing is opened and the applicant or the applicant's representative shall be invited to present the proposal. The applicant's presentation is limited to a maximum of fifteen (15) minutes. By a majority vote of the Commissioners present and voting, additional time may be granted. Significant changes to a project not addressed in the staff report are subject to continuance to allow time for adequate review by the Planning Commission.

For an appeal from the Development Review Committee, the appellant or the appellant's representative will be given a maximum of fifteen (15) minutes to present their appeal. Following the appellant's presentation the applicant or the applicant's representative will have a maximum of fifteen (15) minutes to present their project.

- d. Following the presentation(s), the public is invited to comment. Those wishing to speak may do so as instructed by the Chair. Speakers shall be limited to a maximum of three (3) minutes each. Yielding of time to another speaker is not permitted
- e. The applicant or appellant, as the case may be, or their representative shall be permitted to make a rebuttal. The rebuttal is limited to a maximum of five (5) minutes.
- f. Following public comments, the Commission may then ask questions of either the staff or applicant, or, at the discretion of the Chair, any speaker.
- g. The Commission may continue the public hearing to a time and place certain, continue the matter off calendar, or shall close the public hearing. Before any vote to continue, the Chair should first ask the applicant to comment on the continuance.
- h. After the public hearing is closed, the Commission may debate the issues, make comments, discuss the proposal or ask questions of staff. Public participation after the public hearing is closed shall be limited to direct response to questions asked by the Commission, directed through and with the consent of the Chair.
- i. The Commission shall take action to approve, conditionally approve or deny the proposal after closing the public hearing. If the Commission wishes to continue the item, it must first vote to reopen the public hearing. Before any vote to continue, the Chair should first ask the applicant to comment on the continuance.
- j. The Chair shall announce the rights of appeal to the City Council.

3. HEARING OF ITEMS

It is the intent of the Commission not to start any new agenda item after 12:00 p.m., but to take up the item following a noon recess. Any items not heard prior to noontime shall be scheduled immediately following the noon recess.

ARTICLE VIII VOTING

Voting on an item shall be a yea, nay or abstention. All abstentions shall be recorded as present and not voting.

ARTICLE IX SUSPENSION OF RULES

Any provision of these Rules not governed by the City Charter or laws of the State of California may be temporarily suspended by a two-thirds vote of the Members present and voting. The vote on any suspension shall be taken and entered upon the record of the Commission.

ARTICLE X RECONSIDERATION

A motion to reconsider any action of the Commission can be made not later than the next succeeding official regular meeting of the Commission. Such a motion can only be made by a member who voted on the prevailing side. It can be seconded by any member. A two-thirds vote of the members present and voting is necessary to adopt the motion. No question shall be twice reconsidered except by unanimous consent of the Commission.

ARTICLE XI CONFLICT OF INTEREST

Any member abstaining from voting on any item due to a conflict of interest shall announce said conflict and the reason for the conflict preceding or immediately following the reading of the description of the item by the Chair and will be required to leave the dais until the completion of consideration of the item, including the vote.

ARTICLE XII ATTENDANCE GUIDELINES

In the event that any member of the Commission is absent without excuse for three (3) consecutive meetings, or absent, unless by permission of the Commission, for more than 50% of the meetings in one 6-month period, the City Council shall review the Commissioner's status.

ARTICLE XIII REVISION AND ANNUAL REVIEW OF RULES

These Rules may be amended by a two-thirds vote of the membership of the Commission present and voting. The amended Rules shall be filed with the Secretary.

These Rules shall be reviewed and adjustments made as needed upon the election of officers each year.

ARTICLE XIV MEMBERS ADDRESSING CITY COUNCIL

As a general rule, Planning Commissioners are not to address the City Council on any issue over which the Commission has or will exercise jurisdiction, unless specifically requested by the City

Council. If a Commissioner does intend to address the City Council on any other items, even if such testimony is given as a private citizen, that Commissioner should notify the Chair

ARTICLE XV STAFF PRESENT

The City Engineer, City Attorney, and City Planner, or their designees, shall be present at all Commission meetings and participate in discussions of the Commissions but shall not have a vote.

ARTICLE XVI CODE OF ETHICS

Members shall be subject to all applicable local, State and federal laws and codes of ethics adopted by the City Council.




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BROWN ACT

"...the Legislature finds and declares that the public commissions, boards and councils and other public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly."

BROWN ACT

All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided by law.

RIVERSIDE



BROWN ACT Requirements

- The Brown Act creates certain minimum procedural requirements for conducting meetings.
- One of these rules requires this Commission to adopt rules as to the conduct of business of the Commission, which includes the time and place for holding regular meetings.





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PUBLIC SPEECH

The public has a right to address the legislative body or commission at any meeting on any subject that is within the Commission's subject matter jurisdiction.

PROCEDURES WHICH REGULATE PUBLIC SPEECH

The Commission:

- 1. May impose reasonable restrictions upon public comment at meetings so long as such restrictions are not too broad and do not constitute "prior restraints."
- 2. May prohibit a member of the public from speaking on a matter not within the Commission's subject matter jurisdiction or from addressing their comments to one member rather than the Commission as a whole.





PROCEDURES WHICH REGULATE PUBLIC SPEECH

4. May regulate the total amount of time on particular issues and for each individual speaker, subject to the requirements of due process.

- Time limits of 3 – 5 minutes are most common.

- The chair is responsible for enforcing the time limit and depending on the board or commission may also monitor the time.

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VERSIDE





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EXCEPTIONS CONT.

 In order to act on a matter outside the Sunshine Ordinance, the local body, by a 2/3 vote of the members present, adopts a motion determining that, upon consideration of the facts and circumstances, it was not reasonably possible to meet the additional notice requirements.

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THE BASIC RULE (POLITICAL REFORM ACT)

No public official at any level of state or local government shall make, participate in making or in any way attempt to influence a governmental decision in which he or she knows or has any reason to know that he or she has a financial interest.



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WHAT IS A FINANCIAL INTEREST?

A public official has a financial interest in a decision if it is reasonably foreseeable that the decision will have a material financial effect, distinguishable from its effect on the public generally, on the official, a member of his or her immediate family, or on any "economic interest."

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• Step Eight: Even if you have a disqualifying conflict of interest, is your participation legally required?

-"legally required participation" rule applies only in certain circumstances in which the government agency would be unable to act.





DISQUALIFICATION AND DISCLOSURE

- A Commission member who has a disqualifying conflict of interest is not counted towards achieving a quorum on a particular vote.
- In addition, the member with a conflict must, immediately prior to consideration of the decision:
 - -Publicly identify the financial interest in detail sufficient to be understood by the public except that disclosure of the exact street address of a residence is not required.

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DISQUALIFICATION AND DISCLOSURE

- Non-financial conflicts of interest do not require a detailed disclosure by the member. (e.g., a parent of member owns property as their sole and separate property and applies for a rezoning).
- Recuse himself or herself from discussing and voting on the matter.
- Leave the room until after the decision has been made, unless the matter is on the consent agenda.
- The only exception is that the member with the financial conflict of interest may speak on the matter as a member of the general public.

VERSIDE

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WHO DOES IT APPLY TO?

- It applies to the Mayor, members of the City Council, and to all members of the boards, commissions, and committees appointed by the City Council, the Mayor, or the Mayor and City Council, including any *ad hoc* committees.
- Also applies to the Mayor and members of the City Council at all times during their term of office as elected officials of the City.
- It applies to all members of the boards, commissions, and committees <u>only</u> while they are acting in their official capacities or affecting the discharge of their duties.

PURPOSE

- To achieve fair, ethical, and accountable local government for the City.
- Public officials are expected to comply with the provisions of the Code of Ethics and Conduct established pursuant to the expressed will of the people.
- Divided into two areas: Core Values and Prohibited Conduct

PURPOSE

- The Core Values are intended to provide a set of principles from which public officials in the City can draw upon to assist them in conducting the public's business.
- The Core Values are directory in nature and are not subject to the complaint procedures.
- The Prohibited Conduct are actions that public officials of the City shall not engage in, and, as such, are subject to the complaint procedures.





PROHIBITED CONDUCT Use of official title or position for personal gain. Use or divulgence of confidential or privileged information. Use of City resources for non-city purposes. • Advocacy of private interest of third parties in certain circumstances. Endorsements for compensation. Violation of Government Code sections 87100 et. seq. Certain political activity. • Display of campaign materials in or on City vehicles. Knowingly assisting another public official in violating Code of Ethics and Conduct. Negotiation for employment with any party having a matter pending. Ex parte contact in guasi-judicial matters. Attempts to coerce official duties. Violations of federal, state, or local law. 39 **RiversideCA.gov**









• Responsibility

- Come to meetings prepared
- Refrain from an action that might appear to compromise your independent judgment
- Consider the City's vision when acting on a proposal

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