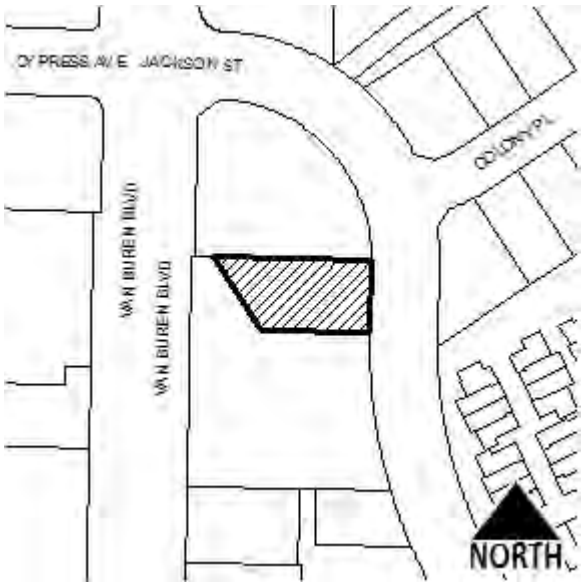
Planning Commission Memorandum

Community & Economic Development Department **Planning Division**
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | **RiversideCA.gov**

PLANNING COMMISSION HEARING DATE: OCTOBER 8, 2015

AGENDA ITEM NO.: 7

PROPOSED PROJECT

Case Numbers	**P14-0682** (Conditional Use Permit)	
Request	To consider a Conditional Use Permit to construct a 60-foot high wireless telecommunications facility camouflaged as a monopine, on an approximately 0.37 acre site that is currently developed with a restaurant.	
Applicant	Chris Colton, of Spectrum Services, on behalf of Verizon Wireless	
Project Location	4920 Jackson	
APN	191-030-002	
Project area	0.37 acre site	
Ward	6	
Neighborhood	Ramona	
Specific Plan	None	
General Plan Designation	C - Commercial	
Zoning Designation	CR – Commercial Retail	
Staff Planner	Gaby Adame, Assistant Planner 951-826-5933; gadame@riversideca.gov	

RECOMMENDATIONS

Pursuant to Chapters 2.40 and 19.050.030 of the Riverside Municipal Code, the Planning Commission is asked to review the proposed project subject to its consistency with the Zoning Code (Title 19), which includes the Minor Conditional Use Permit. Specifically, Staff Recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend that the City Council adopt a Negative Declaration;

2. **RECOMMEND APPROVAL** of Planning Case Number P14-0682 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
3. **RECOMMEND ADOPTION** of attached exhibit 6 as approved project plans, subject to recommended conditions of approval.

SITE BACKGROUND

As shown on the attached exhibits, the 0.37 acre site is located southwesterly of the Colony Place and Jackson Street intersection. Access to the site can be taken from Jackson Street. Attached exhibits 3-5 demonstrate the project site's specific location as well as the subject and surrounding General Plan and Zoning designations.

PROPOSAL

The following applications have been submitted:

- Conditional Use Permit

To allow for the construction of a 60 foot high wireless telecommunications facility camouflaged as a pine tree and a related 800 square foot equipment enclosure on the subject property. The proposed lease area is generally situated towards the southeasterly portion of the property approximately 24 feet from Jackson Street and 213 feet from Van Buren Boulevard.

The monopine tree will consist of a single antenna array installed at a centerline height of approximately 50 feet above ground level. The antenna array will consist of twelve (12) antennas attached to three (3) separate sectors. In addition, twelve (12) RRU's will be added to the back side of the antenna, painted to match the pine tree and camouflaged by the proposed branches and pine needles. The pole of the monopine tree will consist of a faux bark finish to resemble the texture and color of a pine tree trunk. Faux branches and pine needles are proposed to extend out beyond the antenna arrays for camouflage purposes. Furthermore, all mounted equipment will be painted to match the proposed pine tree.

Submitted plans indicate that the facility is co-locatable and can accommodate future arrays of antennas.

The proposal also includes the installation of an approximate 800 square foot equipment enclosure, with an 8 foot high block wall. The proposed equipment enclosure accommodates new radio equipment cabinets, as well as supporting cables and utilities. A corrugated metal gate is proposed along the southerly side of the enclosure for access to the support equipment.

As part of the project, the applicant has agreed to submit a Design Review application and Landscaping Design Review application, to bring the site's parking lot up to development standards. Four live 24 inch box afghan pine trees are proposed to be planted, two along the Jackson Street frontage and two in a parking lot planter to provide additional camouflage and integration into the surrounding area.

PROJECT ANALYSIS

Authorization and Compliance Summary			
	Consistent	**Inconsistent**	**N/A**
General Plan 2025 The project site is designated as C – Commercial pursuant to the Land Use Element of the General Plan, and is conditionally permitted at the subject site pursuant to the Zoning Code.	☑	☐	☐
Specific Plan The subject site is not within a Specific Plan area.	☐	☐	☑
Zoning Code Land Use Consistency (Title 19) The underlying CR – Commercial Retail Zone conditionally permits wireless telecommunications facilities subject to the standards set forth in Section 19.530 (Wireless Telecommunication Facilities) of the Zoning Code.	☑	☐	☐
Compliance with Citywide Design & Sign Guidelines The proposed project substantially meets the objectives of the City's design guidance document, subject to the recommended conditions of approval detailed below.	☑	☐	☐
Compliance with Wireless Telecommunications Facilities Development Standards The underlying base zone (CR – Commercial Retail Zones) allows for wireless telecommunications facilities pursuant to the approval of a Conditional Use Permit. As discussed below, the project is consistent with all applicable development standards.	☑	☐	☐

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Compliance with Design Guidelines

o *Materials shall be used that match in color, size, proportion, style, and quality with the exterior design and architectural character of the building or structure where the stealth wireless telecommunication facility is proposed. Added architectural elements that are out of character with the existing structure or otherwise direct unnecessary attention to the structure are not permitted.*

The proposed project conditionally complies with this standard. The proposed 60 foot high monopine and enclosure area are generally situated towards the southeasterly portion of the property approximately 24 feet from Jackson Street and 213 feet from Van Buren Boulevard. Photosimulations, provided by the applicant, demonstrate the visibility of the proposed 60 foot telecomunications facility in the context of the surrounding area (Exhibit 3). Further, the applicant is proposing to plant four live afghan pine trees, two alongside the eastern wall of the enclosure and two others westerly of the enclosure.

- *Facility components, including all antenna panels and support equipment, shall be mounted inside a building or structure (i.e., railings, cross, clockface, etc.) and not on the exterior face of the building or structure.*

  The proposed project complies with this standard. The wireless telecommunications tower will not be mounted on a structure, but camouflaged to blend in with the surrounding built and landscaped environment. The faux branches have also been conditioned to exceed, at minimum, eighteen (18) inches beyond the antenna arrays.

- *Wireless telecommunication facilities shall be located a minimum of 75-feet from any residential structure.*

  The proposed project complies with this standard. The nearest residential structures are located approximately 105 feet from the proposed facility, to the east. Moreover, the monopine will be constructed in accordance with all applicable building codes and will operate in compliance with Federal Communications Commission (FCC) regulations regarding the emission and transmission of electromagnetic radiation and radio frequency emissions that may result from the project. Conditions of approval are recommended to ensure that the proposed monopine facility will not be detrimental to the surrounding area.

- *Underground vaults may be allowed in the public right-of-way where appropriate as determined by the Approving Authority and subject to the granting of an encroachment permit by the Public Works Department.*

  The proposed project does not request the installation of an underground vault, therefore the project complies with this standard.

Compliance with Development Standards

- *Wireless telecommunication facilities shall comply with the provisions (i.e., height, setbacks, etc.) of the underlying zone where the facility is located. Wireless telecommunications facilities within the public right-of-way shall be subject to the same height standards of the zone of property (not public right-of-way) nearest to and adjacent to the facility.*

  The proposed project complies with this standard. The applicant is proposing to install a monopine wireless telecommunications facility with an ultimate height of 60 feet on the subject property. The applicant is proposing a 40 foot facility with a concurrent one-time modification to include a height increase of 20 feet as allowed within Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, which enables carriers the right to utilize a one-time modification to include a height increase of 20 feet. The proposal, at 40 feet in height, meets the development standards of the CR Zone.

ENVIRONMENTAL IMPACTS

A Negative Declaration has been prepared as part of the environmental review of this project under the California Environmental Quality Act (CEQA), based on the findings set forth in the case record, the project will not have a significant effect on the environment.

NEIGHBORHOOD COMPATIBILITY

As described in detail in this analysis, the proposed use will be compatible with the specific site location, development, and operation standards related to wireless telecommunications facilities. The proposal will not prove detrimental to the surrounding neighborhood or the general public with fulfillment of the recommended conditions of approval. In addition, it is not anticipated that the proposal will interfere with local radio, television, or emergency reception, as the Federal Communications Commission (FCC) regulates transmission frequencies. Furthermore, the applicant will be required to operate the wireless telecommunications facility in compliance with the American National Standard Institute (ANSI) standards for professionally acceptable radio frequency (RF) emissions for all types of communication towers. Compliance with the above regulations will ensure that the facility poses no interference to surrounding land uses.

Pursuant to the Telecommunications Act of 1996, the City of Riverside is prohibited from using environmental effects of RF emissions as justification for approval or denial of a wireless telecommunication facility. However, all wireless telecommunication facilities are required to comply with FCC regulations regarding the emission and transmission of electromagnetic radiation and radio frequency emissions that may result from the project. A condition of approval has been incorporated to require that the facility be tested to insure compliance with FCC standards prior to operation.

Based on the above, it is recommended that the proposed stealth wireless telecommunications facility be tested annually to ensure compliance with ANSI and FCC standards. A copy of the report verifying compliance with ANSI and FCC standards will need to be submitted to the Planning Division for review.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, one response was received in opposition of this wireless facility over aesthetic concerns. Staff believes this report addresses the concerns, as the project, as conditioned, meets all applicable design guidelines and development standards.

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Project Plans
7. Photo Simulations
8. Public Response to Proposed Project

Report and Recommendations Prepared by:	Gaby Adame, Assistant Planner
Report and Recommendations Reviewed by:	Kyle Smith, AICP, Senior Planner Jay Eastman, AICP, Interim City Planner
Report and Recommendations Approved by:	Jay Eastman for Emilio Ramirez, Interim Community & Economic Development Deputy Director

EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: **P14-0682** (Conditional Use Permit)

STAFF RECOMMENDED FINDINGS

Minor Conditional Use Permit Findings pursuant to Chapter 19.730:

a. The proposed project is consistent with the General Plan 2025 and the intent and purpose of the C -- Commercial General Plan land use designation;

b. The proposed wireless telecommunications facility use, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;

c. The proposed wireless telecommunications facility use 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;

d. The proposed wireless telecommunications facility use 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;

e. The proposed wireless telecommunications facility use, as conditioned, will be consistent with the purposes of the Zoning Code;

f. The proposed development is compliance with the standards applicable to the proposed development.

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Numbers: **P14-0682** (Conditional Use Permit)

CONDITIONS

Case Specific

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 approval of the Community and Economic Development Department, Planning Division.

- **Planning**

1. The proposed stealth wireless telecommunications facility shall be approved at a height of 40-feet with a concurrent one time height modification taken under Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, for an ultimate height of 60-feet.

2. This project shall comply with the City's adopted Noise Code. All construction activity will be restricted 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.

3. The antenna shall be designed in accordance with the FCC standards for professionally acceptable radio frequency emissions for all types of communications towers.

4. The new wireless telecommunication facility shall be designed within the applicable American National Standards Institute (ANSI) standards.

5. Applicant must apply for building permits to begin construction.

Prior to building permit issuance:

6. The applicant will submit a Design Review for the parking lot. An application, along with all applicable materials, will have to be submitted to Planning. All related fees apply.

7. The applicant will submit a Landscape Design Review for the parking lot. An application, along with all applicable materials, will have to be submitted to Planning. All related fees apply.

Staff Required Plan Conditions: Plans submitted for Design Review, staff review and approval shall include the following:

8. Parking spaces on APN 191-030-003, the adjacent parcel to the restaurant, will have to be removed from the site plan. The Parking Analysis will also only reflect the seventeen (17) parking spaces on site.

9. The monopine facility shall not exceed 60 feet in height;

10. The 'bark' shall extend through the top of the antenna structure;

11. Branches shall exceed, at minimum, eighteen (18) inches beyond the antenna arrays;

12. The antenna array face shall be a maximum of six-feet six-inches (6'-6") in width;

13. Antennas shall be covered in 'socks';

14. All related equipment attached to the poles shall be painted to match the trunk or the pine needles of the monopine and shall be substantially screened with branches and leaves; and

15. All wires shall be enclosed within the trunk of the facility and antenna arms.

Staff Required Gate/Fence Plan Conditions: Gate and wall plans submitted for Staff review and approval shall include the following:

i. The equipment enclosure shall be constructed from a decorative masonry block;

ii. A decorative, overhanging cap shall be added to the top of the enclosure, as noted on the plans;

iii. All ground mounted equipment shall be surrounded by the masonry block enclosure and shall not be visible;

iv. No barbed or razor wire shall be permitted around the equipment enclosure; and

v. The southerly facing gate on the enclosure shall be constructed from corrugated metal and painted a neutral color.

16. **Staff Required Landscape/Irrigation Plan Conditions**: Landscaping/irrigation plans shall be submitted with plan check. Design modifications may be required as deemed necessary. Landscaping and irrigation plans must be submitted prior to building permit issuance and shall include the following:

i. All landscaping shall be permanently irrigated;

ii. Landscaping shall be maintained at all times;

iii. Four afghan pine trees, 24-inch box, shall be placed, per approved plans, two (2) along La Jackson Street and two (2) inside the parking lot planter;

iv. Vines shall be added to all sides of the decorative masonry equipment enclosure; and

v. All landscaping and irrigation shall be fully installed before a final sign off of the facility can be conducted and release of utilities.

Prior to Release of Utilities:

17. The applicant shall obtain approval of all State and local agencies having jurisdiction over this use including the FAA and the FCC as necessary.

18. The facility shall be tested to ensure compliance with FCC standards.

19. 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 Gaby Adame at (951) 826-5933 to schedule the final inspection at least a week prior to needing the release of utilities.

Operational Conditions:

20. All equipment shall be located within the equipment enclosure.

21. The stealth wireless telecommunications facility and related support equipment shall be designed to prevent unauthorized persons from accessing and/or climbing them.

22. The temporary power generator shall be located within a completely enclosed structure designed to comply with Title 7 (Noise Control) of the Riverside Municipal Code and will only be operated when electrical power is not available.

23. Any graffiti on the facility shall be removed within 24 hours of notification.

24. The subject property shall be developed substantially as shown on the plot plan on file with this case except for any specific modification that may be required by these conditions of approval.

25. The wireless telecommunication facility shall be installed and maintained in compliance with the requirements of the Uniform Building Code, National Electrical Code, noise standards, and other applicable codes, as well as other restrictions specified in this section. The facility operator and the property owner shall be responsible for maintaining the facility in good condition, which shall include but not be limited to regular cleaning, painting, and general upkeep and maintenance of the site.

26. The wireless telecommunication facilities shall not bear any signs or advertising devices other than certification, warning, or other legally required seals or legally required signage.

27. All wireless telecommunication facilities and related support equipment shall be removed within 90 days of the discontinuation of use and the site shall be restored to its original preconstruction condition. The operator's agreeing to such removal shall be a condition of approval of each permit issued. A performance bond, based on a reasonable cost of removal and subject to the approval of the City Planner and City Attorney's Office as to manner and form, shall be required of the applicant and a copy kept on file by the Planning Division.

- **Fire Department**

CONTACT MARGARET ALBANESE AT 951-826-5455 FOR QUESTIONS REGARDING FIRE CONDITIONS OR CORRECTIONS.

THE FOLLOWING TO BE MET PRIOR TO CONSTRUCTION PERMIT ISSUANCE:

28. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.

29. Construction plans shall be submitted and permitted prior to construction.

30. Fire Department access is required to be maintained during all phases of construction.

- **Public Works**

31. No comments.

- **Public Utilities – Electric**

CONTACT SUMMER AYALA AT 951-826-2129 FOR QUESTIONS REGARDING PUBLIC UTILITIES (ELECTRIC) CONDITIONS/CORRECTIONS LISTED BELOW.

32. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

33. 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.

- **Public Utilities – Water**

34. No comments.

- **Park and Recreation**

35. No comments.

Standard Conditions

- **Planning**

36. The Project must be completed per the Site Plan Review and Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Design Review Staff. Upon completion of the Project, a Design Review Staff inspection must be requested, and **UTILITIES** will not be released until it is confirmed that the approved plans and all conditions have been implemented.

37. 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.

38. This approval is for design concept only, and does not confirm the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.

39. There is a two (2) year time limit on this approval. Should the applicant or designee not obtain necessary Building permits or initiate operation within two (2) years following the CUP approval date, the CUP shall become null and void.

40. 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.

41. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

42. The applicant shall comply with all federal, state and local laws and 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.

43. This permit is issued based upon the business operations plan 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 and Economic 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.

44. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.

45. Failure to abide by all conditions of this permit shall be cause for revocation.

46. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.

47. 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.

48. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

49. 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.

50. 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.

GENERAL INFORMATION NOTES

Appeal Information

a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.

b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

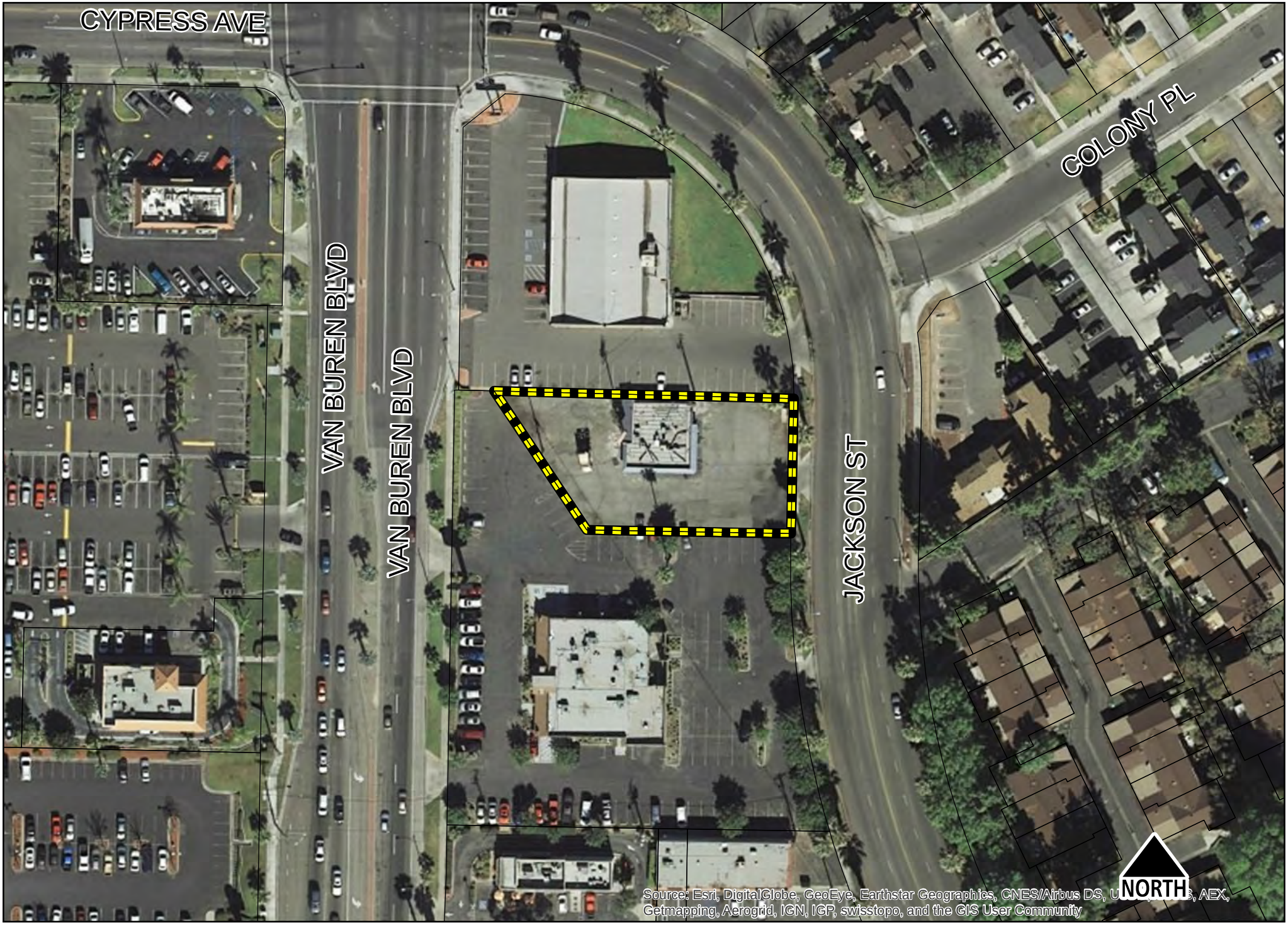


Exhibit 3 - P15-0682, Aerial Map

0 25 50 100 150 200 Feet

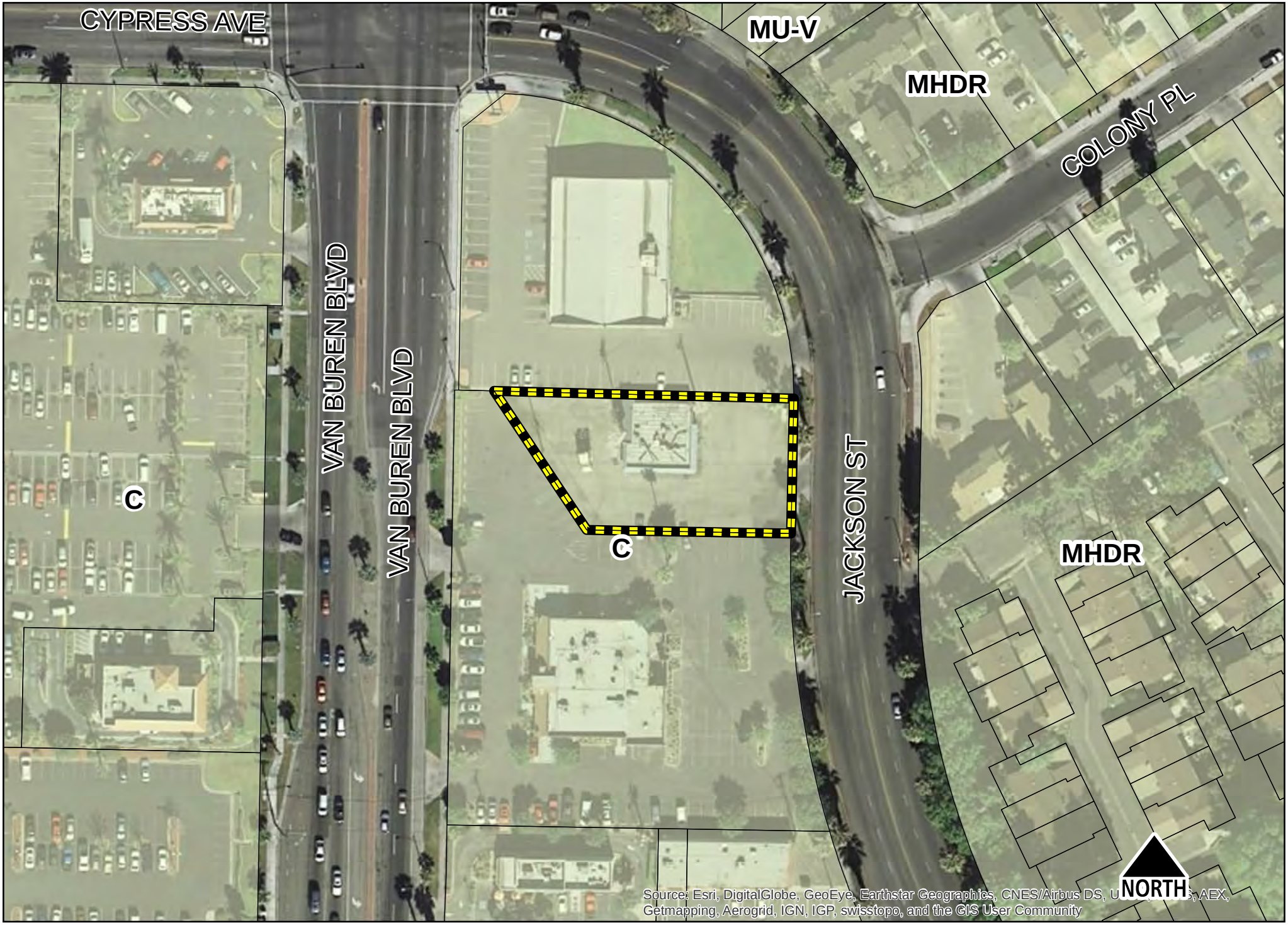


Exhibit 4 - P14-0682, General Plan Map

0 25 50 100 150 200 Feet

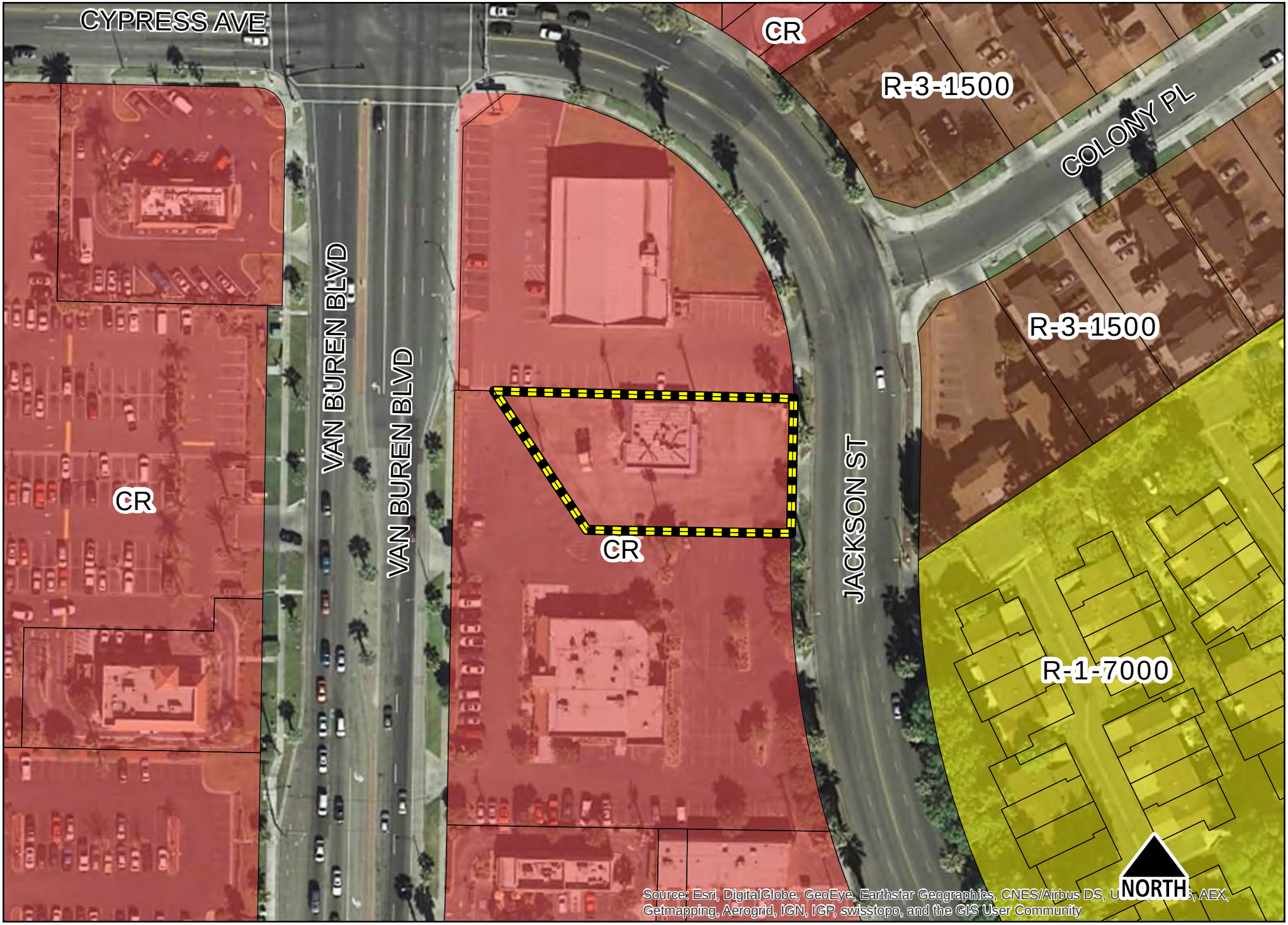


Exhibit 5 - P15-0682, Zoning Map

0 25 50 100 150 200 Feet

RUSTIN

1151 SPRUCE STREET
RIVERSIDE, CA 92507
RIVERSIDE COUNTY

verizon wireless

MONOPINE

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

ENGINEERING

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES.

- 2013 CALIFORNIA BUILDING CODE, TITLE 24 PART 2
- 2013 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24 PART 1
- 2013 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 3
- 2013 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4
- 2013 CALIFORNIA PLUMBING CODE, TITLE 24 PART 5
- 2013 CALIFORNIA ENERGY CODE, TITLE 24 PART 6
- 2013 CALIFORNIA FIRE CODE, TITLE 24 PART 9
- ANSI/TIA-222-G
- 2009 NFPA 101, LIFE SAFETY CODE
- 2010 NFPA 72, NATIONAL FIRE ALARM CODE
- 2010 NFPA 13, SPRINKLER CODE
- CITY/ COUNTY ORDINANCES

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.3

PROJECT CONSISTS OF:

- VERIZON WIRELESS WILL INSTALL A 8'-0" HIGH MASONRY WALL WITH WROUGHT IRON SECURITY LID
- PROPOSED LEASE AREA 28'x28': 784 SQ. FT.
- PROPOSED VERIZON WIRELESS 47'-0" HIGH MONOPINE
- (12) PANEL ANTENNAS
- (12) RRU's
- (12) A2 MODULE UNITS
- (4) RAYCAP BOXES (2 ON H-FRAME & 2 ON THE TOWER)
- (1) MICROWAVE DISH
- (5) EQUIPMENT CABINETS
- (1) STAND-BY GENERATOR
- (3) GPS ANTENNAS
- (1) PROPOSED 20' VERIZON WIRELESS ACCESS & UTILITY EASEMENT
- (1) PROPOSED 4' VERIZON WIRELESS UTILITY EASEMENT
- PROPOSED 200AMP VERIZON WIRELESS POWER SERVICE
- CONNECTION AS REQUIRED FOR POWER AND TELCO SERVICES
- DC & FIBER CABLES ROUTED ON INSIDE OF TOWER

SITE INFORMATION

PROPERTY OWNER:	BLUE MOUNTAIN TWO 1151 SPRUCE STREET RIVERSIDE, CA 92507 CONTACT: MIKE BURKE CONTACT NUMBER: (951) 790-3612
TOWER OWNER:	VERIZON WIRELESS 15505 SAND CANYON AVE. BLDG. 'D' 1st FL. IRVINE, CA 92880
SITE CONTACT:	VERIZON WIRELESS 15505 SAND CANYON AVE. BLDG. 'D' 1st FL. IRVINE, CA 92880 CONTACT: PROPERTY MANAGEMENT CONTACT NUMBER: (949) 286-7000
COUNTY:	RIVERSIDE COUNTY
GROUND ELEVATION:	981.52' A.M.S.L.
ZONING JURISDICTION:	CITY OF RIVERSIDE
ZONING DISTRICT:	BMP-SP
PARCEL #:	249-140-026
OCCUPANCY GROUP:	B/U
CONSTRUCTION TYPE:	V-N
POWER COMPANY:	T.B.D. CONTACT NUMBER: T.B.D.
SITE ACQUISITION MANAGER:	CORTEL, LLC 14621 ARROYO HONDO SAN DIEGO, CA 92127 CONTACT NAME: DAN DAVIS CONTACT NUMBER: (619) 255-5256
SITE ACQUISITION CONTACT:	CORTEL, LLC 14621 ARROYO HONDO SAN DIEGO, CA 92127 CONTACT NAME: CHRISTOPHER FORD CONTACT NUMBER: (619) 454-5234
SURVEYOR:	CALVADA SURVEYING, INC. CONTACT NUMBER: (951) 280-9960

CONTACT INFORMATION

SITE CONTACT:	CORTEL, LLC 14621 ARROYO HONDO SAN DIEGO, CA 92127
CONTACT:	ANDREA URBAS
PHONE:	(909) 528-6925

VICINITY MAP

LOCAL MAP

NO SCALE

DRIVING DIRECTIONS FROM VERIZON WIRELESS IRVINE OFFICE

DEPART: 15505 SAND CANYON AVE, IRVINE, CA 92618

GET ON CA-133 N FROM BARRANCA PKWY. TAKE CA-241 N AND CA-91 E TO SPRUCE ST IN RIVERSIDE. TAKE THE SPRUCE ST EXIT FROM CA-91 E. TURN RIGHT ONTO SPRUCE ST. (DESTINATION WILL BE ON THE LEFT)

ARRIVE AT: 1151 SPRUCE STREET
RIVERSIDE, CA 92507

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

DISCIPLINE:	SIGNATURE:	DATE:
LANDLORD:		
PROJECT MANAGER:		
CONSTRUCTION MANAGER:		
RF ENGINEER:		
SITE ACQUISITION:		
ZONING MANAGER:		
UTILITY COORDINATOR:		
NETWORK OPERATIONS:		

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET & PROJECT DATA
C-1	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE & ANTENNA PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS

STRUCTURAL REVIEW NOTE

NOTE:
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811

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

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14621 ARROYO HONDO
SAN DIEGO, CA 92127

PROJECT NO:	T150065
DRAWN BY:	ATK
CHECKED BY:	BJB

REV	DATE	DESCRIPTION
B	05/22/15	100% ZONING DRAWINGS
A	02/03/15	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

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RUSTIN
1151 SPRUCE STREET
RIVERSIDE, CA 92507
RIVERSIDE COUNTY

SHEET TITLE
TITLE SHEET & PROJECT DATA

SHEET NUMBER
T-1

ABBREVIATIONS

A/C	AIR CONDITIONING	LBS	POUNDS
AGL	ABOVE GRADE LEVEL		
APPROX	APPROXIMATELY	MAX	MAXIMUM
		MECH	MECHANICAL
BLDG	BUILDING	MTL	METAL
BLK	BLOCKING	MFR	MANUFACTURER
		MGR	MANAGER
CLG	CEILING	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
CONC	CONCRETE		
CONST	CONSTRUCTION	NA	NOT APPLICABLE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
DBL	DOUBLE		
DIA	DIAMETER	OC	ON CENTER
DIAG	DIAGONAL	OD	OUTSIDE DIAMETER
DN	DOWN	PLYWD	PLYWOOD
DET	DETAIL	PROJ	PROJECT
DWG	DRAWING	PROP	PROPERTY
		PT	PRESSURE TREATED
EA	EACH		
ELEV	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT	RRH	RADIO REMOTE HEAD
EXT	EXTERIOR		
		SHT	SHEET
FIN	FINISH	SIM	SIMILAR
FLUOR	FLUORESCENT	SPEC	SPECIFICATION
FLR	FLOOR	SF	SQUARE FOOT
FT	FOOT	SS	STAINLESS STEEL
		STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	STD	STUD
GC	GENERAL CONTRACTOR	SUSP	SUSPENDED
GRND	GROUND		
GYP BD	GYPSUM WALL BOARD	THRU	THROUGH
		TMA	TOWER MOUNT AMPLIFIER
HORZ	HORIZONTAL		
HR	HOUR	TNND	TINNED
HT	HEIGHT	TYP	TYPICAL
HVAC	HEATING VENTILATION AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
		U/G	UNDERGROUND
ID	INSIDE DIAMETER		
IN	INCH	VERT	VERTICAL
INFO	INFORMATION	VIF	VERIFY IN FIELD
INSUL	INSULATION		
INT	INTERIOR	W/	WITH
IBC	INTERNATIONAL BUILDING CODE	W/O	WITHOUT
		WP	WATER PROOF

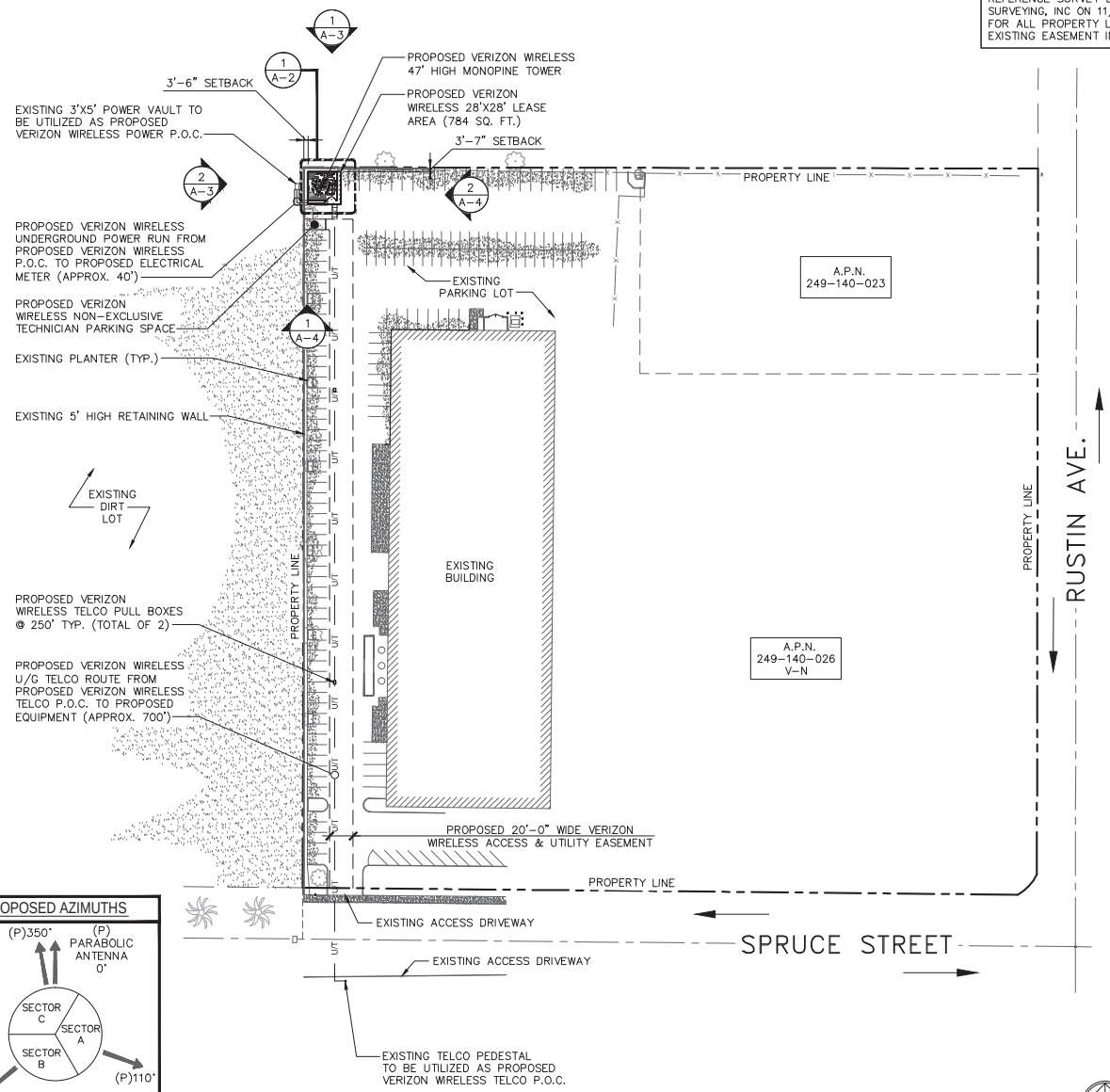
LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- OHP — OVERHEAD POWER LINE
- U/E — UNDERGROUND ELECTRICAL LINE
- U/T — UNDERGROUND TELCO LINE
- G — BURIED GAS LINE
- OHT — OVERHEAD TELEPHONE LINE
- T — BURIED TELEPHONE LINE
- W — BURIED WATER LINE
- SS — BURIED SANITARY SEWER
- SD — BURIED STORM DRAIN
- CHAIN LINK FENCE
- WOOD FENCE

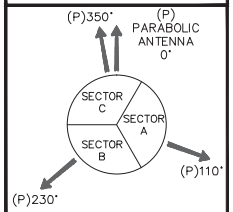
- TRANSFORMER
- LIGHT STANDARD
- POWER VAULT
- UTILITY BOX
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II

ABBREVIATIONS & SYMBOLS | SCALE: 1"=20' | 2

NOTE:
REFERENCE SURVEY BY CALVADA SURVEYING, INC ON 11/12/14. SURVEY FOR ALL PROPERTY LINES AND EXISTING EASEMENT INFORMATION.



PROPOSED AZIMUTHS



OVERALL SITE PLAN | SCALE: 1"=50' | 1

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RIVERSIDE, CA 92507
RIVERSIDE COUNTY

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

NOTE:
1. ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE PROPOSED MONOPINE NOT SHOWN FOR CLARITY. SEE 3-A/2 FOR ANTENNA ARRAY DETAIL.
2. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.

NOTE:
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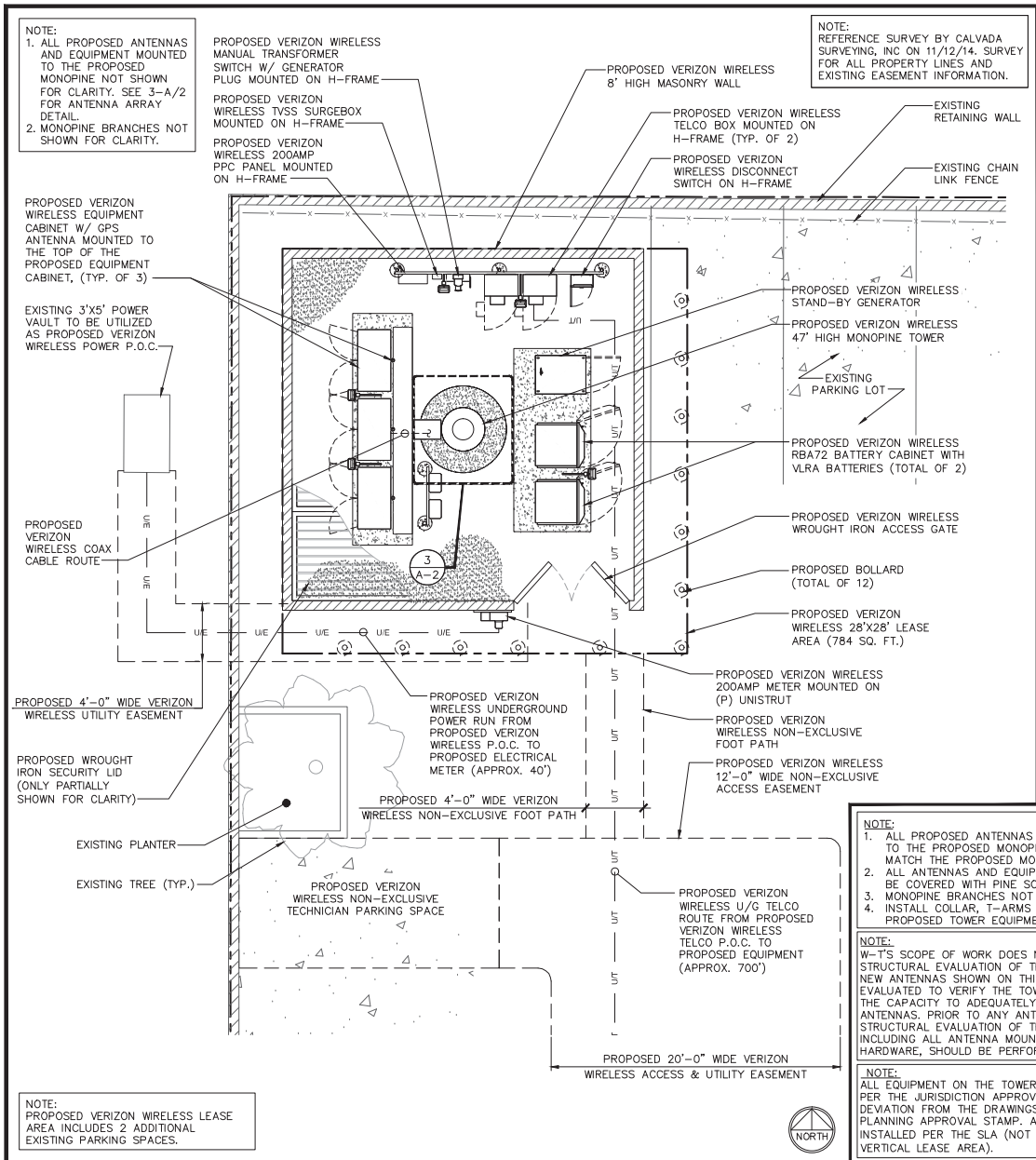
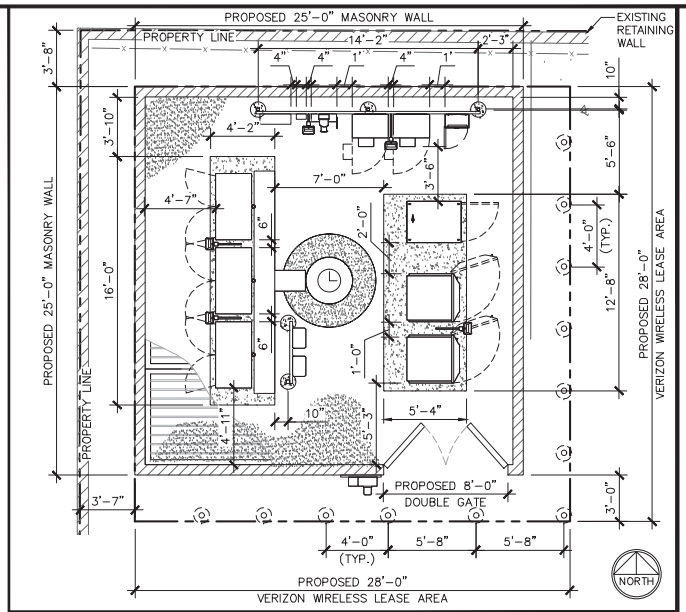


NOTE:
PROPOSED VERIZON WIRELESS LEASE AREA INCLUDES 2 ADDITIONAL EXISTING PARKING SPACES.

ENLARGED SITE PLAN | SCALE: 1/4"=1' | 1



DIMENSION PLAN | SCALE: 1/4"=1' | 2

NOTE:
1. ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE PROPOSED MONOPINE SHALL BE PAINTED TO MATCH THE PROPOSED MONOPINE.
2. ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH PINE SOCKS.
3. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.
4. INSTALL COLLAR, T-ARMS & SECTOR FRAMES FOR PROPOSED TOWER EQUIPMENT.

NOTE:
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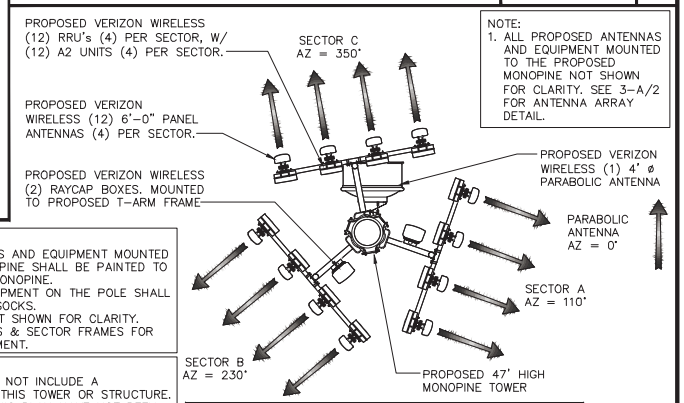

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	COAX SIZE
ALPHA	110°	TBD	60'±	7/8"
BETA	230°	TBD	60'±	7/8"
GAMMA	350°	TBD	60'±	7/8"
PARABOLIC	TBD	TBD	55'±	7/8"
GPS	N/A	TBD	30'±	1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO OPENING, FABRICATION, OR INSTALLATION OF CABLES CHECK RF DATA SHEET.

ENLARGED ANTENNA PLAN & COAX/ANTENNA SCHEDULE | SCALE: 1/4"=1' | 3

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RIVERSIDE, CA 92507
RIVERSIDE COUNTY

SHEET TITLE
ENLARGED SITE & ANTENNA PLAN

SHEET NUMBER
A-2

NOTE:
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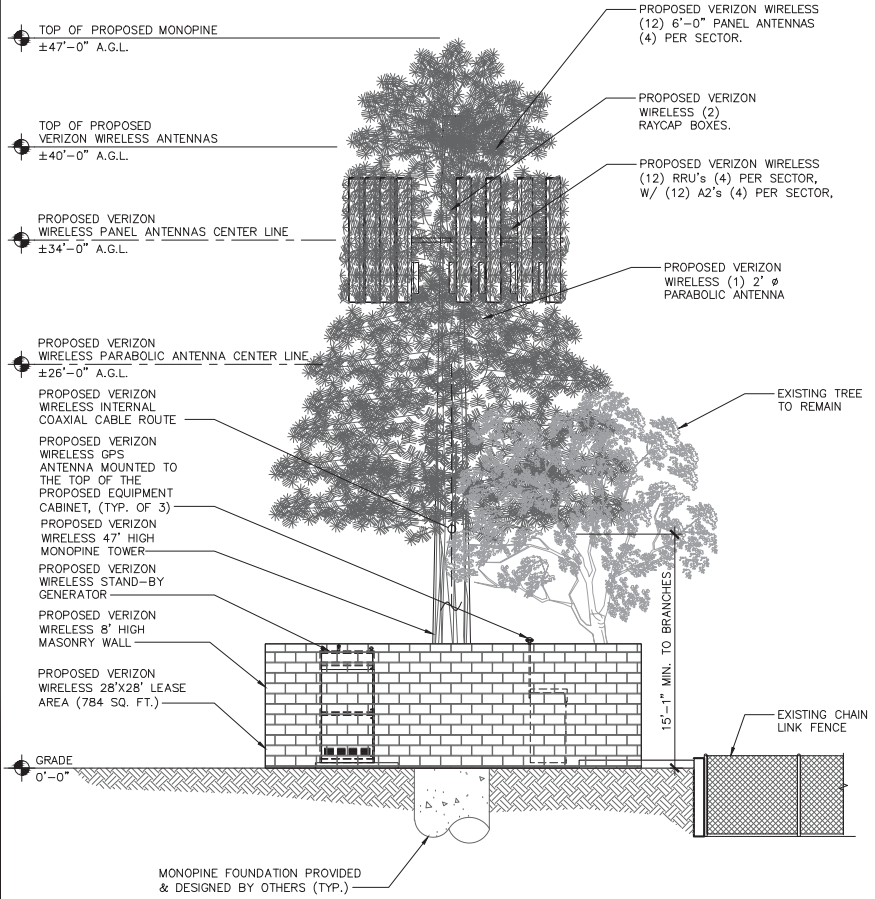
NOTE
ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPINE TOWER



PROPOSED NORTH ELEVATION | SCALE: 1/4"=1' | 1

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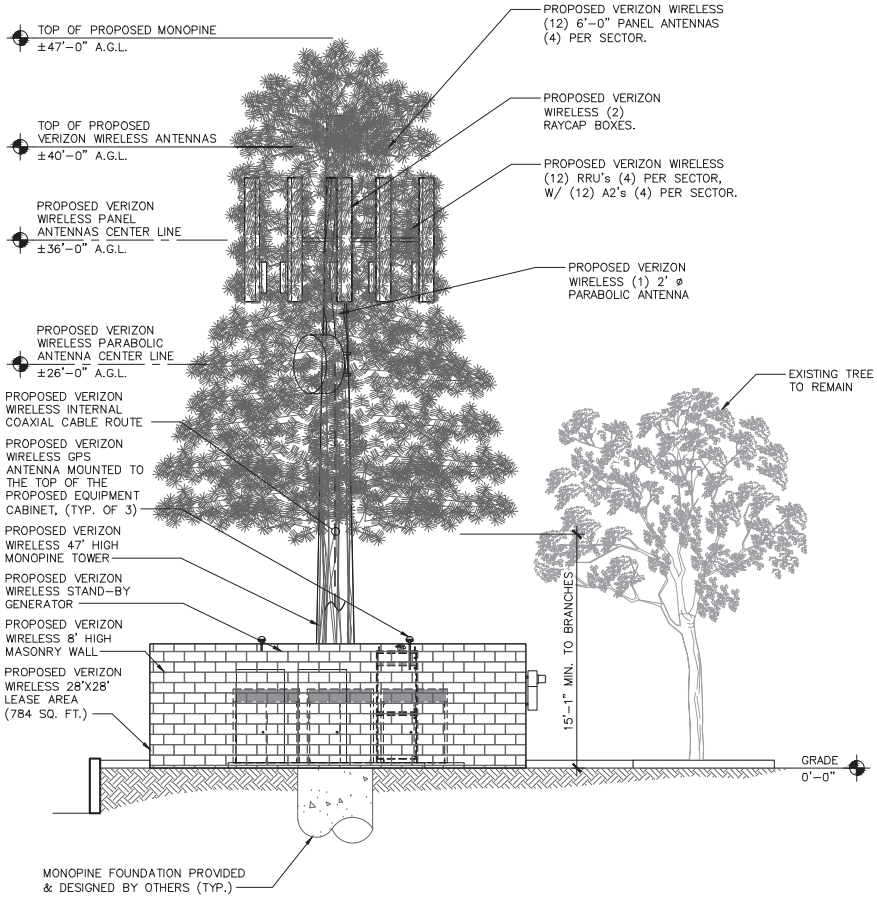

PROPOSED WEST ELEVATION | SCALE: 1/4"=1' | 2

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RIVERSIDE, CA 92507
RIVERSIDE COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

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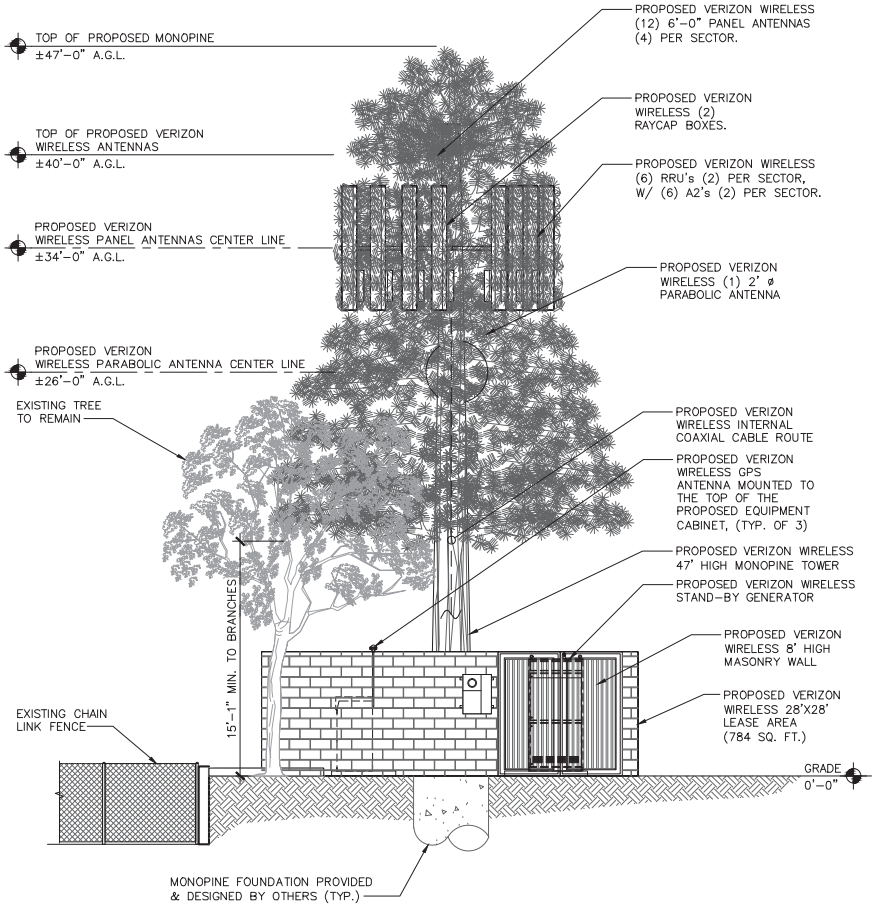

PROPOSED SOUTH ELEVATION | SCALE: 1/4"=1' | 1

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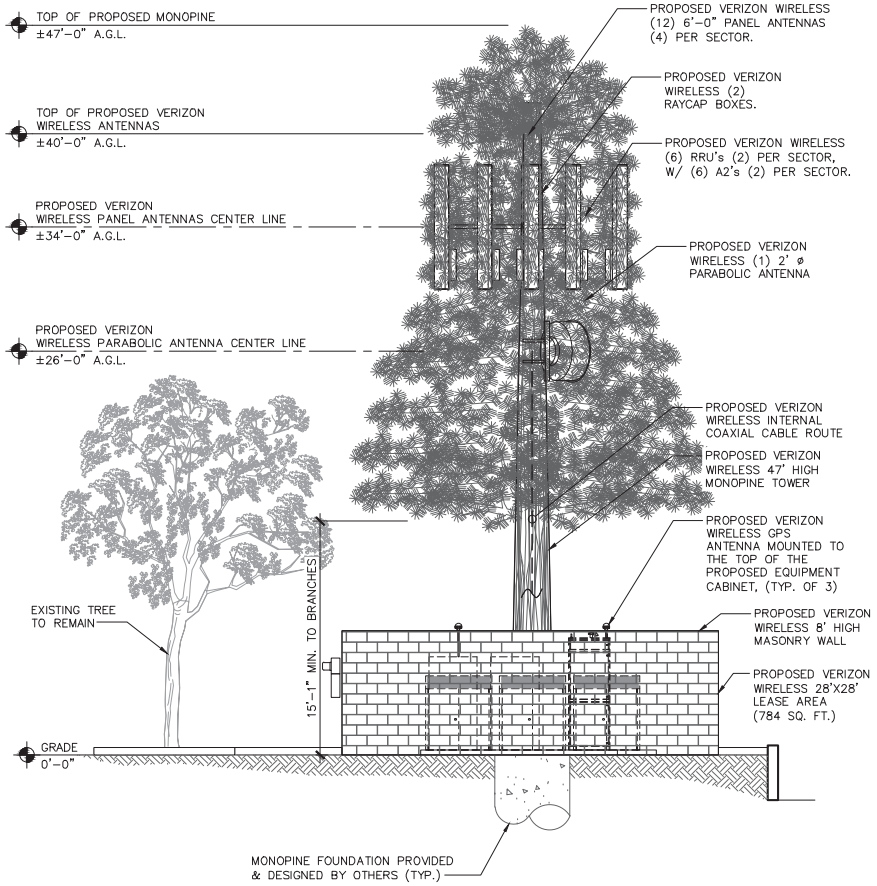

PROPOSED EAST ELEVATION | SCALE: 1/4"=1' | 2

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RIVERSIDE, CA 92507
RIVERSIDE COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

EXISTING

PROPOSED: Install (12) antennas, RRUs on a 47 ft monopine w/ equip below + (2) additional trees

Cortel Photosims

View 1 of 3

verizon

RUSTIN
1151 Spruce Street
Riverside CA 92507

EXISTING

PROPOSED: Install (12) antennas, RRUs on a 47 ft monopine w/ equip below + (2) additional trees

Cortel Photosims

View 2 of 3

verizon

RUSTIN
1151 Spruce Street
Riverside CA 92507

EXISTING

PROPOSED: Install (12) antennas, RRUs on a 47 ft monopine w/ equip below + (2) additional trees

Cortel
Photosims

View 3 of 3

verizon

RUSTIN
1151 Spruce Street
Riverside CA 92507

VIEWS

Cortel Photosims

View Chart

verizon

RUSTIN
1151 Spruce Street
Riverside CA 92507

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

Draft Negative Declaration

WARD: 1

1. **Case Number:** P15-0157 (Conditional Use Permit)

2. **Project Title:** Rustin Wireless Telecommunications Facility

3. **Hearing Date:** October 8, 2015

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

5. **Contact Person:** Gaby Adame, Assistant Planner
Phone Number: (951) 826-5933

6. **Project Location:** 1151 Spruce Street and situated on the northwesterly corner of the intersection of Rustin Avenue and Spruce Street, in the BMP—Business and Manufacturing Park Zone.

7. **Project Applicant/Project Sponsor's Name and Address:**

Property Owner	Applicant	Representative
Blue Mountain Two 1151 Spruce Street Riverside, CA 92507	Verizon Wireless 15505 Sand Canyon Avenue Bldg. D, First Floor Irvine, CA 92618	Andrea Robles Cortel 1554 Barton Road, #355 Redlands, CA 92373

8. **General Plan Designation:** Business/Office Park

9. **Zoning:** BMP- Business and Manufacturing Park Zone

10. **Description of Project:**

The applicant is requesting a Conditional Use Permit (CUP) to allow the construction of a 47-foot high wireless telecommunications facility camouflaged as a pine tree and related equipment enclosure, within an approximately 784 square foot enclosure. The proposed lease area is situated towards the northwesterly portion of the property, approximately 573 feet from Spruce Street and approximately 602 feet from Rustin Avenue. The facility, including all related ground mounted equipment, will be located on-site at grade level.

The monopine as proposed will consist of a single antenna array installed at a centerline height of approximately 47-feet above ground level. The antenna array will consist of twelve (12) antennas, attached to three (3) separate sectors. In addition, twenty-four (24) RRU's will be added to the back side of the antenna arrays and a parabolic antenna will be mounted onto the pole at 36-feet. The pole of the monopine will consist of a faux bark finish to resemble the texture and color of a pine tree trunk. Faux branches and leaves are proposed to extend out beyond the antenna arrays to camouflage the antennas.

The proposal also includes the installation of an approximately 784 square-foot equipment enclosure. The enclosure is proposed to accommodate new radio equipment cabinets as well as supporting cables and utilities behind a decorative 8-foot high masonry wall. A metal gate is proposed along the southerly side of the enclosure for access to the support equipment.

11. **Surrounding land uses and setting: Briefly describe the Project's surroundings:**

The project site is approximately 7.56 acres, and is developed with an existing industrial use, surface parking and landscaping.

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Industrial, surface parking lot	B/OP- Business/Office Park	BMP SP- Business and Manufacturing Park, Hunter Business Park Specific Plan
North	Industrial, surface parking lot	B/OP- Business/Office Park	BMP SP- Business and Manufacturing Park, Hunter Business Park Specific Plan
East	Industrial, vacant land	B/OP- Business/Office Park	BMP SP- Business and Manufacturing Park, Hunter Business Park Specific Plan
South	Residential, vacant land	High Density Residential, Public Facilities	R-1-7000 R-3-1500
West	Vacant land	B/OP- Business/Office Park	BMP SP- Business and Manufacturing Park, Hunter Business Park Specific Plan

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

None

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

a. General Plan 2025
b. GP 2025 FPEIR

DRAFT

14. **Acronyms**

AICUZ -	Air Installation Compatible Use Zone Study
AQMP -	Air Quality Management Plan
AUSD -	Alvord Unified School District
CEQA -	California Environmental Quality Act
CMP -	Congestion Management Plan
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EOP -	Emergency Operations Plan
FEMA -	Federal Emergency Management Agency
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
GIS -	Geographic Information System
GhG -	Green House Gas
GP 2025 -	General Plan 2025
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
MARB/MIP -	March Air Reserve Base/March Inland Port
MJPA-JLUS -	March Joint Powers Authority - Joint Land Use Study
MSHCP -	Multiple-Species Habitat Conservation Plan
MVUSD -	Moreno Valley Unified School District
NCCP -	Natural Communities Conservation Plan
OEM -	Office of Emergency Services
OPR -	Office of Planning & Research, State
PEIR -	Program Environmental Impact Report
PW -	Public Works, Riverside
RCALUC -	Riverside County Airport Land Use Commission
RCALUCP -	Riverside County Airport Land Use Compatibility Plan
RCP -	Regional Comprehensive Plan
RCTC -	Riverside County Transportation Commission
RMC -	Riverside Municipal Code
RPD -	Riverside Police Department
RPU -	Riverside Public Utilities
RTIP -	Regional Transportation Improvement Plan
RTP -	Regional Transportation Plan
RUSD -	Riverside Unified School District
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SCH -	State Clearinghouse
SKR-HCP -	Stephens' Kangaroo Rat - Habitat Conservation Plan
SWPPP -	Storm Water Pollution Prevention Plan
USGS -	United States Geologic Survey
WMWD -	Western Municipal Water District
WQMP -	Water Quality Management Plan

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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/Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Service	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Service Systems	☐ Mandatory Findings of Significance

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DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation which reflects the independent judgment of the City of Riverside, it is recommended that:

The City of Riverside finds that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

The City of Riverside finds that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☐

The City of Riverside finds that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

The City of Riverside finds that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

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

Signature _____ Date _____

Printed Name & Title _____ For City of Riverside

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Environmental Initial Study

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a. **Earlier Analysis Used.** Identify and state where they are available for review.

   b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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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.

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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?	☐	☐	☒	☐

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)***

The proposed 47-foot high wireless telecommunications facility may have an effect on scenic views or scenic vistas. However, the applicant is proposing the telecommunications facility to be disguised as a pine tree (monopine). The height of the monopine is generally consistent with existing structures in the immediate area and the design of the monopine will match and blend with existing mature trees in the immediate area. In addition, the applicant has reflected existing tree, in proximity of the telecommunications facility to further blend the facility in with its surroundings. Therefore, the project as conditioned will have a **less than significant impact** directly, indirectly and cumulatively on scenic vistas in the area.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state 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, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City's Urban Forest Tree Policy Manual)***

There are no scenic and special boulevards or parkways adjacent to the project that could potentially be impacted. Further, there are no trees, rock outcroppings, and historic buildings which could be potentially impacted as a result of this project. Through compliance and implementation of the applicable provisions in Chapter 19.530 (Wireless Telecommunications Facilities) related to the site location, operation, development and design standards, as well as with the recommended conditions of approval, the proposed project will have a **less than significant** impact to a scenic resource directly, indirectly or cumulatively.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐

1c. Response: ***(Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines)***

The proposed project consists of a telecommunications facility disguised as a pine tree. The design of the monopine will match and blend with existing mature trees in the immediate area. In addition, there is one existing tree next to the proposed facility that will reduce the visual impact. Therefore, the project as proposed will not degrade the existing visual character of the area and will have a **less than significant impact** directly, indirectly or cumulatively to the visual character of the immediate vicinity.

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

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

No new lighting is proposed under this project. Therefore, **no impact** directly, indirectly or cumulatively will occur as a result of this project which will adversely affect day or nighttime views.

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. **AGRICULTURE AND FOREST RESOURCES:**				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information 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?	☐	☐	☐	☒
2a. Response: ***(Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability)*** The Project is identified as being in an urban and built up land area of the City in an existing development. Therefore, the Project will have **no impact** directly, indirectly or cumulatively on agricultural uses.				
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
2b. Response: ***(Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)*** A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the Project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the Project site is not zoned for agricultural use; therefore, the Project will have **no impact** directly, indirectly or cumulatively.				
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))?	☐	☐	☐	☒
2c. Response: ***(Source: GIS Map – Forest Data)*** The subject site is zoned Business and Manufacturing Park and does not contain forest land. Further, the City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, **no impacts** will occur from this Project directly, indirectly or cumulatively.				

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
2d. Response: ***(Source: GIS Map – Forest Data)*** The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland, therefore **no impacts** will occur from this Project directly, indirectly or cumulatively.				
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?	☐	☐	☐	☒
2e. Response: (Source: General Plan – Figure OS-2 – ***Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data)*** The Project is located in an urbanized area of the City in an existing development. Additionally, the site is identified as urban and built-out land and therefore does not support agricultural resources or operations. The Project will not result in the conversion of designated farmland to non-agricultural uses. The City of Riverside has no forest land that can support 10-percent native tree cover. Therefore, **no impacts** will occur from this Project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.				
3. **AIR QUALITY.**				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
3a. Response: ***(Source: South Coast Air Quality Management District's 2007 Air Quality Management Plan (AQMP))*** The proposed wireless telecommunications facility is consistent with the General Plan 2025 Program "Typical Growth Scenario" in all aspects. The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all Federal and State air quality standards. The City of Riverside is located within the Riverside County sub region of the SCAG Projections. The General Plan 2025 FPEIR determined that implementation of the General Plan 2025 would generally meet attainment forecasts and attainment of the standards of the AQMP. The General Plan 2025 contains policies to promote mixed use, pedestrian-friendly communities that serve to reduce air pollutant emissions over time and this Project is consistent with these policies. Because the proposed Project is consistent with the 2007 AQMP, the proposed Project will not conflict or obstruct implementation of the applicable air quality plan – AQMP and therefore this Project will have **no impact** directly, indirectly or cumulatively to the implementation of an air quality plan.				
b. Violate any air quality standard or contribute substantially to an existing or Projected air quality violation?	☐	☐	☒	☐
3b. Response: ***(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 AQMP, CalEEMod Model)*** An Air Quality Model was conducted using CaLEEMod. The results of the air quality model showed that the proposed project would generate emissions far lower than the SCAQMD thresholds for significance for air quality emissions and it was determined to be **less than significant** directly, indirectly and cumulatively to ambient air quality and will not contribute to an existing air quality violation.				
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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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

3c. Response: ***(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod Model)***

Per the GP 2025 FPEIR, AQMP thresholds indicate future construction activities under the General Plan are projected to result in significant levels of NO_X and ROG, both ozone precursors, PM-10, PM-2.5, and CO. Although long-term emissions are expected to decrease by 2025, all criteria pollutants remain above the SCAQMD thresholds.

The portion of the Basin within which the City is located is designated as a non-attainment area for ozone, PM-10 and PM-2.5 under State standards, and as a non-attainment area for ozone, carbon monoxide, PM-10, and PM-2.5 under Federal standards.

Because the proposed Project is consistent with the General Plan 2025, cumulative impacts related to criteria pollutants as a result of the Project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed Project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the General Plan 2025 FPEIR. Further per the response in 3B above, an air quality model conducted using CaLEEMod found the project emissions (short-term and long-term) to the SCAQMD daily thresholds and shows that established thresholds will not be exceeded. Therefore, cumulative air quality emissions impacts are **less than significant**.

d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

3d. Response: ***(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan)***

Short-term impacts associated with construction from General Plan 2025 typical build out will result in increased air emissions from grading, earthmoving, and construction activities. Mitigation Measures of the General Plan 2025 FPEIR requires individual development to employ construction approaches that minimize pollutant emissions (e.g., watering for dust control, tuning of equipment, limiting truck idling times). Additionally, the Project will not result in the violation of any ambient air quality standard or contribute substantially to an existing or projected air quality violation because the Project is proposed on a previously developed site and does not involve substantial grading or earthmoving activities and because the Project consists of wireless telecommunications facility. Therefore, the Project will not expose sensitive receptors to substantial pollutant concentrations and a **less than significant impact** will occur directly, indirectly or cumulatively from this Project.

e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

3e. Response:

The Project would not expose a substantial number of people to objectionable odors because no odors are anticipated to be generated by the proposed use. Therefore, **no impact** to creating objectionable odors will occur directly, indirectly or cumulatively.

4. **BIOLOGICAL RESOURCES.** Would the Project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

4a. Response: ***(Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell***

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area) The project site is located within an urban built-up area and is primarily surrounded by existing development. A search of the MSHCP database and other appropriate databases identified no potential for candidate, sensitive or special status species, suitable habitat for such species on site, Federal Species of Concern, California Species of Special Concern, and California Species Animal or Plants on lists 1-4 of the California Native plant Society (CNPS) Inventory. Thus there is little chance that any Federally endangered, threatened, or rare species or their habitats could persist in this area. Therefore, **no impact** directly, indirectly and cumulatively will occur to federally endangered threatened, or rare species or their habitats.				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
4b. Response: ***(Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)*** The project is located on a fully developed site and is not identified as being within any MSCHP Criteria Cells or those that would affect riparian habitat or other sensitive natural community identified in local or regional plans. Therefore, the Project will have **no impact** directly, indirectly and cumulatively will occur related to any riparian habitat or other sensitive natural community with implementation of the proposed project.				
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?	☐	☐	☐	☒
4c. Response: ***(Source: City of Riverside GIS/CADME USGS Quad Map Layer)*** The Project is located within an urbanized area where no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) exist on site or within proximity to the Project site. The Project site does not contain any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include USACOE jurisdictional drainages or wetlands. Therefore, the proposed Project would have **no impact** to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively.				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
4d. Response: ***(Source: MSHCP, General Plan 2025 –Figure OS-7)*** The Project site is located within an urban built-up area and is not within an MSHCP linkage area. Further, no candidate, sensitive, species of concern, or special status species or suitable habitat for such species occurs on site and no additional surveys or mitigation measures are required. Therefore, there is little chance that the Project would interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, a **no impact** directly, indirectly and cumulatively will occur related to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites will occur with implementation of the proposed Project.				

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

4e. Response: ***(Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual)***

Implementation of the proposed Project is subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the Project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees.

Any Project within the City of Riverside's boundaries that proposes planting a street tree within the City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute. No trees under the applicant's project are proposed to be planted or removed from the City right-of-way; therefore the project will have **no impacts** related to protecting biological resources.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

4f. Response: ***(Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens' Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan)***

The proposed Project is not located within an MSHCP Cell. The project consists of the construction of a wireless telecommunication facility on the subject site which is fully developed with a warehouse facility. Therefore, **no impacts** directly, indirectly and cumulatively related to the proposed project are expected.

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?	☐	☐	☒	☐

5a. Response: ***(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code)***

The Project does not involve substantial development, grading activities, or structures that would result in impacts to historic resources as defined in Section 15064.5 of the CEQA Guidelines. However, a condition of approval will be required for construction activities to be halted and a qualified archaeologist to be hired should cultural, historical or archaeological items be found during grading and construction activity. If human remains are found during the grading, the Native American Graves Protection Act Guidelines and State law require that construction personnel halt work in the immediate area; leave the remains in place; contact the City Manager, the City Historic Preservation Officer, and the Riverside County Coroner. Therefore, impacts to historical resources are **less than significant** directly, indirectly and cumulatively.

b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?	☐	☐	☒	☐

5b. Response: ***(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study)***

The Project does not involve substantial development, grading activities, or structures that would result in impacts to historic

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
resources as defined in Section 15064.5 of the CEQA Guidelines. However, a condition of approval will be required for construction activities to be halted and a qualified archaeologist to be hired should cultural, historical or archaeological items be found during grading and construction activity. If human remains are found during the grading, the Native American Graves Protection Act Guidelines and State law require that construction personnel halt work in the immediate area; leave the remains in place; contact the City Manager, the City Historic Preservation Officer, and the Riverside County Coroner. Therefore, impacts to historical resources are **less than significant** directly, indirectly and cumulatively.				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
5c. Response: ***(Source: General Plan 2025 Policy HP-1.3)*** The Project does not involve substantial development, grading activities, or structures that would result in impacts to historic resources as defined in Section 15064.5 of the CEQA Guidelines. However, a condition of approval will be required for construction activities to be halted and a qualified archaeologist to be hired should cultural, historical or archaeological items be found during grading and construction activity. If human remains are found during the grading, the Native American Graves Protection Act Guidelines and State law require that construction personnel halt work in the immediate area; leave the remains in place; contact the City Manager, the City Historic Preservation Officer, and the Riverside County Coroner. Therefore, impacts to historical resources are **less than significant** directly, indirectly and cumulatively.				
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
5d. Response: ***(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Archaeological Survey Report)*** The proposed wireless telecommunications facility (monopine) is proposed to be constructed on a property already disturbed and currently developed with industrial buildings and a surface parking lot. A condition of approval will be required for construction activities to be halted and a qualified archaeologist to be hired should cultural, historical or archaeological items be found during grading and construction activity. If human remains are found during the grading, the Native American Graves Protection Act Guidelines and State law require that construction personnel halt work in the immediate area; leave the remains in place; contact the City Manager, the City Historic Preservation Officer, and the Riverside County Coroner. With implementation of the recommended condition of approval**, less than significant impacts** are expected.				
6. **GEOLOGY AND SOILS.** Would the Project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
6i. Response: ***(Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report)*** Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The Project site does not contain any known faults and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that **no impacts** related to strong seismic ground will occur directly, indirectly and cumulatively.				
ii. Strong seismic ground shaking?	☐	☐	☐	☒
6ii. Response: ***(Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)***				

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The San Jacinto Fault Zone located in the northeastern portion of the City and the Elsinore Fault Zone, located in the southern portion of the City's Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed Project complies with California Building Code regulations, impacts associated with strong seismic ground shaking will have **no impact** directly, indirectly and cumulatively.				
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
6iii. Response: ***(Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report)*** The project site is located in an area with an area for a low potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – Figure PS-2. Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would have a **less than significant impact** directly, indirectly and cumulatively.				
iv. Landslides?	☐	☐	☐	☒
6iv. Response: ***(Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code)*** The Project site and its surroundings have generally flat topography and is not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final PEIR. Therefore, there will be **no impact** related to landslides directly, indirectly and cumulatively.				
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
6b. Response: ***(Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code)*** The Project does not involve substantial development, grading activities, or structures that would result in soil erosion or the loss of topsoil. As such, the Project will have **no impact** resulting in substantial soil erosion or loss of topsoil directly, indirectly or cumulatively.				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
6c. Response: ***(Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report)*** The Project is not located on a geologic unit or soil that is unstable and will not cause soil to become unstable, as the Project does not involve substantial development, grading activities, or structures. As such, the Project will have **less than significant impacts** resulting in a geologic unit or soil becoming unstable resulting in an in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse either directly, indirectly or cumulatively.				
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?	☐	☐	☒	☐
6d. Response: ***(Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)*** Expansive soil is defined under *California Building Code*. The soil type of the subject site is defined as Arlington soil (See Figure 5.64 – Soils of the General Plan 2025 Program Final PEIR.) which is known to have a low to moderate shrink-swell potential. Compliance with the recommendations of the soils report and applicable provisions of the City's Subdivision Code- Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a **less than significant impact** level for this Project directly, indirectly and cumulatively.				
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	☐	☐	☐	☒

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
water?				
6e. Response: ***(Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)*** The proposed Project will be served by sewer infrastructure. Therefore, the Project will have **no impact.**				
7. GREENHOUSE GAS EMISSIONS. Would the Project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
7a. Response: The proposed Project involves the construction of a wireless telecommunications facility. The Project is consistent with the City's General Plan 2025 policies and statewide Building Code requirements designed to reduce GhG emissions. Since the Project will not result in a net increase in GhG emissions, it will not interfere with the State's goals of reducing greenhouse gas emissions to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Projects that are consistent with the Projections of employment and population forecasts identified by the SCAG are considered consistent with the AQMP growth Projections, since these forecast numbers were used by SCAG's modeling section to forecast travel demand and air quality for planning activities such as the RTP, the SCAQMD's AQMP, RTIP, and the Regional Housing Plan. This Project is consistent with the Projections of employment and population forecasts identified by the SCAG that are consistent with the General Plan 2025 "Typical Growth Scenario." Therefore, this Project will have **less than significant** impacts with respect to GhG emissions.				
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
7b. Response: The SCAQMD supports State, Federal and international policies to reduce levels of ozone depleting gases through its Global Warming Policy and rules and has established an interim Greenhouse Gas (GHG) threshold. As indicated in Question A, above, the Project would comply with the City's General Plan 2025 policies and State Building Code provisions designed to reduce GHG emissions. In addition, the Project would comply with all SCAQMD applicable rules and regulations during construction and will not interfere with the State's goals of reducing GHG emissions to 1990 levels by the year 2020 as stated in the AB 32 and an 80 percent reduction in GHG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Based on the discussion above, the Project will not conflict with any applicable plan, policy or regulation related to the reduction in the emissions of GHG and thus a **less than significant** impact will occur directly, indirectly and cumulatively in this regard.				
8. **HAZARDS & HAZARDOUS MATERIALS.** Would the Project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
8a. Response: ***(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)*** Some hazardous materials will be used during construction and maintenance. However, the construction and maintenance of equipment will not be maintained or fueled on site. Any spills related to the regular use of construction materials will be contained through best management practices as to not create a significant hazard to the public or the environment. As such, the Project will have a **less than significant impact** related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident	☐	☐	☒	☐

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
conditions involving the release of hazardous materials into the environment?				

8b. Response: ***(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)***

Some hazardous materials will be used during construction and maintenance. However, construction and maintenance equipment will not be maintained or fueled on site. Any spills related to the regular use of construction materials will be contained through best management practices as to not 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. As such, the Project will have **less than significant impact** related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐

8c. Response: ***(Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code)***

The project site will be within one-quarter mile of a school. The project involves the construction of a telecommunications facility. However, the project will still comply with all applicable regulations. The Proposed Project will comply with Rule 403, which prohibits fugitive dust from construction activities that results in emissions that are visible in the atmosphere beyond the property line where construction is occurring. The Proposed Project's construction emissions would be below both the SCAQMD's regional significance thresholds and the Localized Significance Thresholds (LSTs) for all pollutants for each phase of construction (SRA 2011). Operational emissions would result from periodic inspection and maintenance activities. No additional personnel would be required on a daily basis to maintain and operate the Proposed Project. A small number of personnel may be required during brief periods when certain maintenance operations must be performed. Operational emissions would be less than construction emissions. The Proposed Project would not conflict with or obstruct implementation of the applicable air quality management plan. Impacts from hazardous emissions within one-quarter mile of an existing or proposed school would be less than significant.

During construction hazardous materials may be used during construction and maintenance activities. However, construction and maintenance vehicles will not be maintained or fueled on site. The release of any spills to the environment would be prevented through best management practices. Therefore impacts from the handling of hazardous or acutely hazardous materials, substances, or waste greater than one-quarter mile of an existing or proposed school would be **less than significant** directly, indirectly or cumulatively.

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 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)***

A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the Project site is not included on any such lists. Therefore, the Project would have **no impact** to creating any significant hazard to the public or environment directly, indirectly or cumulatively.

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	☐	☐	☐	☒

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

8e. Response: ***(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))***

The proposed project site is located within Zone E - Other Airport Environs Area of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB). The project was reviewed by the Riverside County Airport Land Use Commission (RCALUC) staff to ensure that the project is consistent with the compatibility zone. Because the project has been found to be consistent by RCALUC staff, impacts related to hazards from airports are **less than significant impacts** directly, indirectly and cumulatively.

f. For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?	☐	☐	☐	☒

8f. Response: ***(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP***

Because the proposed Project is not located within proximity of a private airstrip, and does not propose a private airstrip, the Project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have **no impact** directly, indirectly or cumulatively.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

8g. Response: ***(Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside's EOP, GP Figure PS 8.1 – Evacuation Routes, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM's Strategic Plan)***

The Project will not result in physical alterations to the subject site, as such the project will not impair implementation or physically interfere with an adopted emergency plan. Therefore, **no impact**, either directly, indirectly or cumulatively to an emergency response or evacuation plan will occur.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

8h. Response: ***(Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside's EOP, 2002***http://intranet/Portal/uploads/Riv City EOP complete.pdf***, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM's Strategic Plan)***

The proposed Project is located in an urbanized area where no wildlands exist and the property is not located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore **no impact** regarding wildland fires either directly, indirectly or cumulatively from this Project will occur.

9. **HYDROLOGY AND WATER QUALITY.** Would the Project:				
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒

9a. Response: ***(Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water)***

The proposed Project is located within the Santa Ana River Watershed (see GP 2025 FPEIR Figure 5.8-1). The Project will result in minimal physical alterations to the Project site (i.e. grading, ground disturbance, structure or paving and does not involve any use that would have any effect on water quality or be affected by water quality standards or waste discharge requirements because the Project involves construction of a wireless telecommunications facility. Therefore, the Project will have **no impact** directly, indirectly or cumulatively to any water quality standards or waste discharge.

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	☐	☐	☒	☐

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU Map of Water Supply Basins, RPU Urban Water Management Plan, WMWD Urban Water Management Plan)*** The proposed Project is located within the Riverside South basin. This proposed Project involves the construction of a wireless telecommunications facility with minimal landscaping. The Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge given the minimal area of the site to be improved with antenna structure and related ground mounted equipment, the project will have little demand for water. Therefore, there will be a **less than significant impact** to groundwater supplies and recharge either directly, indirectly or cumulatively.				
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?	☐	☐	☒	☐
9c. Response: The Project will result in minimal physical alterations to the Project site (i.e. through grading, ground disturbance, structures or paving) and would not significantly alter the existing drainage patterns of the site because the Project involves the construction of a wireless telecommunications facility involving improvement of small portion of the site with an antenna structure, minimal erosion or siltation on- or off-site will occur. Therefore, the Project will have a **less than significant impact** directly, indirectly or cumulatively to existing drainage patterns.				
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?	☐	☐	☐	☒
9d. Response: The Project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area, (i.e. through grading, ground disturbance, structures or additional paving) that would alter the existing drainage pattern of the site, alter the course of stream or river, or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site because the Project consists of a wireless telecommunications facility involving improvement of small portion of the site with an antenna structure. Therefore no flooding on or off-site as a result of the Project will occur and there will be **no impact** directly, indirectly or cumulatively that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
9e. Response: ***(Source: Preliminary Grading Plan)*** The Project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area (i.e. through grading, ground disturbance, structures or additional paving) that would create or contribute runoff water which would exceed capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff because the Project consists of a wireless telecommunications facility involving improvement of small portion of the site for an antenna structure. Therefore, the Project will not create or contribute runoff water exceeding capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff and there will be **no impact** directly, indirectly or cumulatively.				
f. Otherwise substantially degrade water quality?	☐	☐	☐	☒
9f. Response:				

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The Project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area, (i.e. through grading, ground disturbance, structures or additional paving) that would create or contribute runoff water which would substantially degrade water quality because the Project consists of the construction of a wireless telecommunications facility involving improvement of small portion of the site with an antenna structure. Therefore, the Project will not degrade water quality and there will be **no impact** directly, indirectly or cumulatively.				
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
9g. Response: ***(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0727G, effective August 28, 2008)*** A review of National Flood Insurance Rate Map (Map Number 06065C0727G Effective Date August 28, 2008) and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, shows that the Project is not located within or near a flood hazard area, and does not involve the construction of housing. Further, the subject site is within Zone X, which indicates the site is outside the 0.2% annual flood chance. There will be **less than a significant impact** caused by this Project directly, indirectly or cumulatively as it will not place housing within a 100-year flood hazard area.				
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 Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0727G, effective August 28, 2008)*** The Project site is not located within or near a flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0727G Effective Date August 28, 2008). Further, the subject site is within Zone X, which indicates the site is outside the 0.2% annual flood chance. Therefore, the Project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows and **less than significant impact** will occur directly, indirectly or cumulatively.				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
9i. Response: ***(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0727G, effective August 28, 2008)*** The Project site is not located within or near a flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0727G Effective Date August 28, 2008) or subject to dam inundation as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas. Further, the subject site is within Zone X, which indicates the site is outside the 0.2% annual flood chance. Therefore, the Project will not place a structure within a flood hazard or dam inundation area that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam and therefore **less than significant impact** directly, indirectly or cumulatively will occur.				
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
9j. Response: ***(Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)*** Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, **no impacts** due to tsunamis will occur directly, indirectly or cumulatively.				
10. **LAND USE AND PLANNING:** Would the Project:				
a. Physically divide an established community?	☐	☐	☐	☒
10a. Response: ***(Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers)*** The Project consists of the construction of a wireless telecommunications facility on a site currently served by fully improved public streets and other infrastructure and does not involve the subdivision of land or the creation of streets that				

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
could alter the existing surrounding pattern of development or an established community. Further, the Project is consistent with the General Plan 2025, the Zoning Code, the Subdivision Code and the Citywide Design and Sign Guidelines. Therefore, **no impact** directly, indirectly or cumulatively to an established community will occur.				
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, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)***				
The Project has been designed to be consistent with the Zoning Code and the Citywide Design Guidelines, with the exception of a height variance. As well, with the recommended conditions of approval, the Project is consistent with the General Plan 2025. This proposal is not a Project of Statewide, Regional or Areawide Significance. Further, this proposal is in compliance with the development standards set forth in the Zoning Code for Wireless Telecommunications Facilities. Application of these standards would ensure that the Project would not have a detrimental impact on adjacent land uses. Through review of the CUP, specific variances would also be considered. In the judgment of the Planning Division, the potential environmental impacts of any variance should be considered less than significant, given that a process for the consideration of variances is specified in the City's Municipal Code. Based on the above-referenced information, the proposed Conditional Use Permit to allow a wireless communication facility would not result in significant adverse environmental impacts. Thus, **less than significant impacts** will result from this Project.				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
10c. Response: ***(Source: General Plan 2025, General Plan 2025 – Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, enter appropriate Specific Plan if one, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines***				
The proposed Project is not located within an MSHCP Cell and it would not conflict with any habitat conservation plan or natural community conservation plan, as it consists of the construction of a wireless telecommunication facility on a fully developed site. Therefore, **no impacts** directly, indirectly and cumulatively related to the proposed project are expected related to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.				
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 Resources)***				
The Project does not involve extraction of mineral resources or substantial grading activity. No mineral resources have been identified on the Project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The Project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated in the General Plan 2025, specific plan or other land use plan. Therefore, the Project will have **no impact** on mineral resources directly, indirectly or cumulatively.				
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?	☐	☐	☐	☒
11b. Response: ***(Source: General Plan 2025 Figure – OS-1 – Mineral Resources)***				

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The GP 2025 FPEIR determined that there are no specific areas within the City or Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed Project is consistent with the General Plan 2025. Therefore, there is **no impact**.				
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: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)*** Per Implementation Tool N-1 of the General Plan 2025 Noise Element, this project has been reviewed to ensure that noise standards and compatibility issues have been addressed. The project meets the City's noise standards as set forth in Title 7 of the Municipal Code, is compliant with the Noise/Land Use Noise Compatibility Criteria Matrix (Figure N-10) of the Noise Element; and therefore, it does not require an acoustical analysis. Therefore, impacts are **less than significant** on the exposure of persons to or the generation of noise levels in excess of established City standards either directly, indirectly or cumulatively.				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
12b. Response: ***(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-7 – 2025 Railroad Noise, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report)*** Construction related activities although short term, are the most common source of ground borne noise and vibration that could affect occupants of neighboring uses. Title 7 limits construction related activities from 7:00 a.m. to 7:00 p.m. on weekdays, and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction noise is permitted on Sundays or on Federal holidays. As construction activities are temporary and limited, the Project will cause a less than significant exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. This Project will not generate or be exposed to long-term vibration impacts during operation of the proposed use or during construction activities as no blasting or pile driving is foreseeable in conjunction with development of this Project. Therefore, impacts are **less than significant** on the exposure of persons to or the generation of excessive ground borne vibration/noise levels in excess of established City standards directly, indirectly or cumulatively.				
c. A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	☐	☐	☒	☐
12c. Response: ***(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-7 – 2025 Railroad Noise, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report)*** Refer to Response 12a above. As previously mentioned the ambient noise levels on the Project site and in the vicinity of the Project site will be negligible during construction and operational activities. Therefore, this Project will not cause a substantial increase in ambient noise levels in the Project vicinity above levels existing without the Project and a **less than significant** impact is expected.				
d. A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	☐	☐	☒	☐
12d. Response: ***(Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report)***				

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The primary source of temporary or periodic noise associated with the proposed Project is from construction activity and maintenance work. Construction noise typically involves the loudest common urban noise events associated with minimal grading and construction activities anticipated with the construction of the wireless telecommunications facility. Both the General Plan 2025 and Municipal Code Title 7 (Noise Code) limit construction activities to specific times and days of the week and during those specified times, construction activity is subject to the noise standards provided in the Title 7. Considering the short-term nature of construction and through compliance with the provisions of the Noise Code, the temporary and periodic increase in noise levels due to the construction which may result from the Project are considered **less than significant** directly, indirectly and cumulatively.				
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: ***(Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (1999),Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))*** The Project site is located approximately 3.6 miles westerly of the closest airport (Flabob) and is not located within the Riverside County Airport Land Use Compatibility Plan (RCALUP). Therefore, the Project will have **no impact** resulting in a safety hazard for people residing or working in the Project area directly, indirectly or cumulatively.				
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: ***(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999)and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)*** Per the GP 2025 Program FPEIR, there are no private airstrips within the City that would expose people working or residing in the City to excessive noise levels. Because the proposed Project consists of development anticipated under the General Plan 2025, is not located within proximity of a private airstrip, and does not propose a private airstrip, the Project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have **no impact** directly, indirectly or cumulatively.				
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 Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections– 2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG's RCP and RTP)*** The Project is in an urbanized area and does not propose new homes or businesses that would directly induce substantial population growth, and does not involve the addition of new roads or infrastructure that would indirectly induce substantial population growth because the Project consists of the construction of a wireless telecommunications facility. Therefore, this Project will have **no impact** on population growth either directly or indirectly.				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
13b. Response: ***(Source: CADME Land Use 2003 Layer)***				

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The Project will not displace existing housing, necessitating the construction of replacement housing elsewhere because the Project site is proposed on a previously improved site that has no existing housing that will be removed or affected by the proposed Project. Therefore, there will be **no impact** on existing housing either directly, indirectly or cumulatively.				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
13c. Response: ***(Source: CADME Land Use 2003 Layer)*** The Project will not displace any people, necessitating the construction of replacement housing elsewhere because the Project site is proposed on a previously improved site that has no existing housing or residents that will be removed or affected by the proposed Project. Therefore, this Project will have **no impact** on people, necessitating the need for replacement housing either directly, indirectly or cumulatively.				
14. **PUBLIC SERVICES.**				
Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	☐	☐	☐	☒
14a. Response: ***(Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)*** The Project consists of the construction of a wireless telecommunications facility. Adequate fire facilities and services are located at 3510 Cranford Avenue to serve this Project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, there will be **no impacts** on the demand for additional fire facilities or services either directly, indirectly or cumulatively.				
b. Police protection?	☐	☐	☐	☒
14b. Response: ***(Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)*** The Project consists of the construction of a wireless telecommunications facility. Adequate police facilities and services are provided by East Neighborhood Policing Center to serve this Project. There will be **no impacts** on the demand for additional police facilities or services either directly, indirectly or cumulatively.				
c. Schools?	☐	☐	☐	☒
14c. Response: ***(Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD,, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level)*** The Project is non-residential that will not involve the addition of any housing units that would increase numbers of school age children. Therefore, there will be **no impact** on the demand for additional school facilities or services either directly, indirectly or cumulatively.				
d. Parks?	☐	☐	☐	☒
14d. Response: ***(Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative)*** The Project is a non-residential use that will not involve the addition of any housing units that would increase the population. Therefore, there will be **no impact** on the demand for additional park facilities or services either directly, indirectly or cumulatively.				
e. Other public facilities?	☐	☐	☐	☒
14e. Response: ***(Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H –***				

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Riverside Public Library Service Standards) The Project consists of the construction of a wireless telecommunications facility. Adequate public facilities and services, including libraries and community centers, are provided to serve this Project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park and Recreation and Community Services and Library practices, there will be **no impacts** on the demand for additional public facilities or services either directly, indirectly or cumulatively.				
15. RECREATION.				
a. Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
15a. Response: ***(Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)*** The Project will not result in an intensification of land use that would generate any additional demand for park facilities and therefore, there will be **no impact** on the demand for additional recreational facilities either directly, indirectly or cumulatively.				
b. Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
15b. Response: The Project will not include new recreational facilities or require the construction or expansion of recreational facilities; therefore, there will be **no impact** directly, indirectly or cumulatively.				
16. TRANSPORTATION/TRAFFIC. Would the Project result in:				
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?	☐	☐	☐	☒
16a. Response: ***(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG's RTP)*** The Project site is located on a developed and improved site where no increase in intensity of use resulting in any measureable increase in traffic would occur and therefore **no impact** directly, indirectly or cumulatively to the capacity of the existing circulation system will occur.				
b. Conflict with an applicable congestion management program, including but not limited to level of service	☐	☐	☐	☒

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
16b. Response: ***(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG's RTP)*** The Project site does not include a state highway or principal arterial within Riverside County's Congestion Management Program (CMP) and the Project is consistent with the Transportation Demand Management/Air Quality components of the Program; therefore, there is **no impact** either directly, indirectly or cumulatively to the CMP.				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
16c. Response: ***(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999)and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)*** The Project will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. As such, this Project will have **no impact** directly, indirectly or cumulatively on air traffic patterns.				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
16d. Response: ***(Source: Project Site Plans)*** The Project is located on a site that is currently developed, with all site improvements in place, and where no site modifications will occur that would result in hazards due to design features such as driveways, intersection improvements, etc. In addition, the proposed use is compatible with other uses on the site. As such, the Project will have **no impact** on increasing hazards through design or incompatible uses either directly, indirectly or cumulatively.				
e. Result in inadequate emergency access?	☐	☐	☐	☒
16e. Response: ***(Source: California Department of Transportation Highway Design Manual, GP Figure PS 8.1 – Evacuation Routes, Municipal Code, and Fire Code)*** The Project is located on a site that is currently developed, with all site improvements in place, and where no site modifications are proposed that would affect emergency access; therefore there will be **no impact** directly, indirectly or cumulatively to emergency access.				
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: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)*** The Project is located on a site that is currently developed, with all site improvements in place, and where no site modifications will occur that would result in conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). As such, the Project will have **no impact** directly, indirectly or cumulatively on adopted policies, plans, or programs supporting alternative transportation.				

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. UTILITIES AND SYSTEM SERVICES. Would the Project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
17a. Response: ***(Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, , Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)*** The Project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). The Project is located on a site that is currently developed, with all site improvements in place, and where no site modifications are proposed that would affect wastewater treatment; therefore there will be **no impact** directly, indirectly or cumulatively to wastewater treatment.				
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?	☐	☐	☐	☒
17b. Response: ***(Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)*** The Project will not result in the construction of new or expanded water or wastewater treatment facilities. The Project is consistent with the Typical Growth Scenario of the General Plan 2025 where future water and wastewater generation was determined to be adequate. Therefore, the Project will have **no impact** resulting in the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly or cumulatively.				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
17c. Response: ***(Source: FPEIR Figure 5.16-2 - Drainage Facilities)*** The Project is located on a previously developed/improved site within an urbanized area where no increase in impervious surfaces will occur that would require or result in the construction of new storm water drainage facilities or expansion of existing facilities. Therefore, the Project will have **no impact** resulting in the construction of new storm water drainage facilities or the expansion of existing facilities directly, indirectly or cumulatively.				
d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
17d. Response: ***(Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025)*** The Project will not exceed expected water supplies. The Project is consistent with the General Plan 2025 Typical Growth Scenario where future water supplies were determined to be adequate (see Tables t.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the Project will have **no impact** resulting in the insufficient water supplies either directly, indirectly or cumulatively.				
e. Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
17e. Response: ***(Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area)*** The Project will not exceed wastewater treatment requirements of (Regional Water Quality Control Board). The Project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). Further, the current Wastewater Treatment Master Plan				

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
anticipates and provides for this type of Project. Therefore, **no impact** to wastewater treatment directly, indirectly or cumulatively will occur.				
f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	☐	☐	☐	☒
17f. Response: ***(Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)*** The Project is consistent with the General Plan 2025 Typical Build-out Project level where future landfill capacity was determined to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). Therefore, **no impact** to landfill capacity will occur directly, indirectly or cumulatively.				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
17g. Response: ***(Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)*** The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all Projects and 100% of excavated soil and land clearing debris for all non-residential Projects beginning January 1, 2011. The proposed Project must comply with the City's waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, **no impacts** related to solid waste statutes will occur directly, indirectly or cumulatively.				
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
18a. Response: ***(Source: MSHCP, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, Burrowing Owl Focused Survey Report, prepared by ACT Associates, Inc., dated September 2012, FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code, and Archaeological Survey Report, prepared by ATC Associates, Inc., dated November 2011)*** Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study, and were all found to be **less than significant**. Additionally, potential impacts to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside's history or prehistory were discussed in the Cultural Resources Section of this Initial Study, and were found to **be less than significant**.				
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)?	☐	☐	☒	☐
18b. Response: ***(Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)*** Because the Project is consistent with the General Plan 2025, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed Project beyond those previously considered in the GP 2025 FPEIR are **less than significant**.				

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

18c. Response: ***(Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)***

Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of this initial study and found to be less than significant for each of the above sections. Based on the analysis and conclusions in this initial study, the Project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are **less than significant**.

Note: Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151, Public Resources Code; Sundstrom v. County of Mendocino, 202 Cal.App.3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 Cal.App.3d 1337 (1990).

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STERLING FOODS, INC.
3813 Durbin Street
Irwindale, CA 91706

City of Riverside
Planning Division
Attn: Gaby Adame - P14-0682
3900 Main Street
Riverside, CA 92522

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RIVERSIDE CITY
COMMUNITY DEVELOPMENT DEPT.
PLANNING DIVISION

Response to Public Notice

Any information submitted on this form is public record and can be viewed by any member of the public upon request.

Please note that public comment for this project closes at the Public Meeting on October 8, 2015

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: We are opposed to this project. It will provide an over-sized eyesore on a small property. Furthermore, it will lower the value of our property next door.
It will also create concern for our neighbors and local residents - whom we have been serving since 1966.

Contact Phone Number (Optional) (626) 338-5900

Contact Email (Optional):

Exhibit 8 - P14-0682, Public Response

FOLD THIS SIDE FIRST FOLD THIS SIDE FIRST FOLD THIS SIDE FIRST