



Community & Economic Development Department

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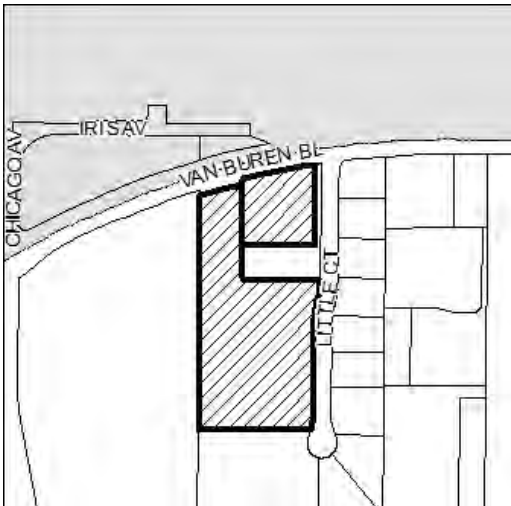
Planning Division

RiversideCA.gov

**PLANNING COMMISSION HEARING DATE: SEPTEMBER 3, 2015**

**AGENDA ITEM NO.: 3**

**PROPOSED PROJECT**

Case Numbers	P13-0263 (General Plan Amendment), P13-0264 (Zone Change), P14-0769 (Design Review), P15-0269 (Conditional Use Permit), and P15-0158 (Conditional Use Permit)	
Request	Consideration of a General Plan Amendment, Zone Change, two Conditional Use Permits, and Design Review for the construction of six buildings and associated surface parking, including: <ul style="list-style-type: none"><li>• A 4,700 square foot shell building for future commercial/retail;</li><li>• A 6,000 square foot shell buildings for future commercial/retail;</li><li>• A 10,000 square foot day care center;</li><li>• A 2,540 square foot drive-thru restaurant;</li><li>• A 10,000 square foot two-story office building; and</li><li>• A 8,000 square foot medical office building</li></ul>	
Applicant	Mike Sadeghian, 3595 Van Buren Boulevard, #212	
Project Location	Two-parcel site located at 18171 Van Buren Boulevard, at the southwesterly corner of Van Buren Boulevard and Little Court	
APN	266-020-021 & 266-020-065	
Project area	7.7 acre	
Ward	4	
Neighborhood	Orangecrest	
Specific Plan	Orangecrest	
General Plan Designation	Existing: VLDR – Very Low Density Residential Proposed: C – Commercial	
Zoning Designation	Existing: R-1-1/2 Acre- SP – Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones Proposed: CR-SP – Commercial Retail and Specific Plan (Orangecrest) Overlay Zones	
Staff Planner	Kyle Smith, AICP, Senior Planner; 951-826-5220; kjsmith@riversideca.gov	

## RECOMMENDATIONS

Pursuant to Chapters 2.40 and 19.050.030 of the Riverside Municipal Code, the Planning Commission shall review the proposed project subject to its consistency with the Zoning Code (Title 19), which includes the General Plan Amendment, Zone Change, Conditional Use Permit and Design Review application. 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 City Council adoption of a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
2. **RECOMMEND APPROVAL** of Planning Cases P13-0263 (General Plan Amendment), P13-0264 (Zone Change), P14-0769 (Design Review), P15-0269 (Conditional Use Permit), P15-0158 (Conditional Use Permit), 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 exhibits 6-11 as approved project plans, subject to recommended conditions of approval.

## SITE BACKGROUND

As shown on the attached exhibits, the 7.7 acre, two-parcel, vacant site is located at 18171 Van Buren Boulevard, on the southwesterly corner of Van Buren Boulevard and Little Court. Access to the site will be from Van Buren Boulevard and Little Court. The project site has an average slope of 13.7% and generally drains generally towards to the north. Attached exhibits 3 – 5 demonstrate the project site's specific location, as well as the General Plan and Zoning designations of the site and surrounding area.

By way of background, a subdivision processed under Planning Case P06-0686 (Tentative Tract No. 34791) was approved on January 3, 2008 to subdivide the property at 18171 Van Buren Boulevard into 8 single family residential lots. With approval of the currently proposed project, Tentative Tract No. 34791 be relinquished since this proposed commercial development was on a majority of the area to be subdivided.

At the May 22, 2014 City Planning Commission meeting, a request was considered for a General Plan Amendment to establish the C – Commercial land use designation, and Zone Change to establish the CR-SP – Commercial Retail and Specific Plan (Orangecrest) Overlay Zones. The General Plan Amendment and Zone Change was requested to facilitate future development of a retail commercial center on the subject 7.7 acres. While a conceptual site plan was submitted, no formal development request was provided to the Planning Commission. The Planning Commission voted to continue the case off-calendar until a development proposal was provided.

At the December 4, 2014 City Planning Commission meeting a request was made to consider the General Plan Amendment and a Zone Change designations as discussed above, which would have facilitated the development of two shell buildings for future occupancy by commercial/retail uses, and a future restaurant pad. The proposal was only on the 1.9 acre portion of the site adjacent to the Van Buren Boulevard frontage. Following discussion, the Planning Commission recommended the project be continued off calendar, asked that the site

be revisited, that a complete project be evaluated, as well as consideration given to circulation and site distance concerns. The Commission asked that the applicant come back with a comprehensive perspective of land use along Van Buren Boulevard, and provide additional information regarding residential and commercially zoned properties in order to evaluate the overall compatibility with the Van Buren corridor.

At both Planning Commission meetings residents from the adjacent single-family homes on Little Court spoke in opposition to the proposal, expressing concerns that the commercial uses would generate future traffic, and that the traffic would impact the adjacent residences.

## PROPOSAL

The following applications have been submitted:

- General Plan Amendment
- Zone Change
- Design Review
- Conditional Use Permit (Drive Thru business)
- Conditional Use Permit (Day Care Center)

The current proposal consists proposes the construction two shell buildings, of approximately 4,700 square feet and 6,000 square feet, for the future occupancy by commercial/retail uses; an approximate 10,000 square foot day care center; an approximate 2,540 square foot drive-thru restaurant; an approximate 10,000 square foot two-story office building; and an approximate 8,000 square foot medical office building. The associated surface parking on the project site is accessed by a singular two-way driveway on Van Buren Boulevard. No access from Little Court is proposed, except for emergency vehicles.

The project site considered under this report is the entire approximately 7.7 acre two-parcel site; which is a change from what the Planning Commission reviewed in December 2014. Staff notes that the existing flag lot developed with a single family residence at 18233 Van Buren Boulevard is not part of the project site, as the property has a different owner who is not a part of this project.

## PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	N/A	Consistent	Inconsistent
<b><i>General Plan 2025</i></b> The existing <b>VLDR – Very Low Density Residential</b> is inconsistent with the proposed project. The project therefor proposes the adoption of the <b>C-Commercial</b> General Plan land use designation. The section below describes the General Plan Amendment in more detail.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><i>Specific Plan</i></b> The <b>Orangecrest Specific Plan</b> supports the land use designations of the General Plan 2025, as well as the zoning designations of the Zoning Code. The proposed General Plan land use will be compatible with the Orangecrest Specific	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Plan. As a matter of information, the subject site was annexed into the City in 2008 as part of Annexation 107. The Orangecrest Specific Plan Overlay Zone was applied as a blanket zone for all properties annexed under Annexation 107.			
<b><i>Zoning Code Land Use Consistency (Title 19)</i></b> The existing <b>R-1-1/2 Acre - Single-Family Residential Zone</b> is inconsistent with the proposed project. The project proposed adoption of the <b>CR - Commercial Retail Zone</b> . The section below describes the rezoning request in more detail.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><i>Compliance with Citywide Design &amp; Sign Guidelines</i></b> The proposed project substantially meets the objectives of the City's design guidance document, subject to the recommended conditions of approval detailed below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><i>Compliance with Drive-Thru Business Development Standards</i></b> The proposed underlying base zone (CR-Commercial Retail) required a Conditional Use Permit for establishment of a drive-thru business. Standards for drive-thru business are found in Chapter 19.475 of the Zoning Code. The application is consistent with the Zoning standards for Drive-Thru businesses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### ***General Plan Amendment***

The proposed **C-Commercial** General Plan land use designation will provide for future retail, sales, service and office uses that serve multiple neighborhoods within the City. The proposed Commercial land use designation can be supported, as it will be consistent with the General Plan Policy LU-75.3, which encourages local serving retail development to provide nearby shopping opportunities within the Orangecrest neighborhood. The existing General Plan land use designation of VLDR – Very Low Density Residential, is generally inconsistent with the planned and built land use pattern of parcels directly fronting on the Van Buren corridor, and is a remnant of the zoning designation that existed before the area was annexed into the City in 2008. The basis of staff's inconsistency determination is that single family residential properties and cul-de-sacs with direct access on to a major arterial street, such as Van Buren Boulevard, is discouraged. Arterial Streets carry through traffic and connect to the state highway system, generate vehicle associated noises, and generally have restricted access to abutting properties due to vehicle speeds and traffic volume.

Additionally, the Orangecrest Specific Plan supports the land use designations of the General Plan 2025, as well as the zoning designations of the Zoning Code. As such, the proposed General Plan land use will be compatible with the Orangecrest Specific Plan.

### ***Rezoning***

The proposed **CR - Commercial Retail** is consistent with the site's proposed General Plan land use designation. The subject property has optimal site characteristics of customer convenience and visibility due to frontage along a major arterial street (Van Buren Boulevard). The proposed Zone Change will allow for future commercial development to occur on this property. While single family residents are established along the easterly side of Little Court, the existing the existing R-1-1/2 Acre - Single-Family Residential Zone is generally inconsistent with the planned and built land use pattern of those parcels fronting directly on the Van Buren corridor.

To address site specific neighborhood compatibility concerns related to existing land use in relation to this proposed project, Staff recommends a series of traffic and operational conditions detailed in this report. Specifically, the project site shall have no vehicle access to the project from Little Court, except for emergency vehicles. In conjunction with the proposed rezoning, it is recommended that a building setback overlay zone would be applied to this site to establish a minimum 15-foot building setback along Van Buren Boulevard and the westerly property line, adjacent to the residential flag lot fronting Little Court. The 15-foot building setback is consistent with surrounding development along Van Buren Boulevard, would allow for sufficient landscape area, and would ensure an appropriate separation between residential and commercial uses. Further, a building stories overlay zone is recommended to limit buildings to a maximum of two stories, which would preserve and promote the health, safety and general welfare of the neighboring residential community.

Therefore staff recommends the following zoning be applied to the project site: **CR-SP-X-15-S-2 – Commercial Retail, Specific Plan (Orangecrest), Building Setback (15 feet from street and adjacent residentially zoned property), and Building Stories (Two-stories) Overlay Zones.** Staff notes that the proposed Project has been designed to meet all applicable development standards of the CR Zone with no variances required.

#### CONDITIONAL USE PERMIT - DRIVE-THRU BUSINESS

<i>Drive-Thru Standards (Chapter 19.475)</i> <i>Proposed CR - Zone</i>					
Standard		Proposed	Consistent	Conditionally Consistent	Inconsistent
<b><i>Minimum Frontage</i></b>	100 feet	< 400 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b><i>Landscape Setbacks</i></b>	Street Frontages	15 foot planter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Interior Property Lines	5 foot planter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Between Drive-Thru and Parking Lot	5 foot planter			
<b><i>Drive-Thru Lane Standards</i></b>	Minimum Length: 180 feet	~200 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Minimum Stacking: 10 vehicles	11 vehicles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Minimum Width: 12 feet	12 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

As shown in the table above, the proposed drive-thru restaurant meets all applicable standards for drive-thru businesses. No variances are required. While not ideal, the proposed drive-thru lane faces Van Buren Blvd., a Scenic Boulevard. Staff believes the drive-thru can be supported since all appropriate setbacks and development standards are met, and recommended conditions can be adopted to screen the drive thru lane and window using a combination of landscaping, architectural treatment, and masonry walls. Specifically, staff recommends a condition requiring the construction of a 4 foot wall along the easterly side of the drive-thru lane, which will limit headlight and noise impacts on the residents across Little Court. Other details related to the screening can be addressed by staff administratively, prior to the issuance of building permits.

## CONDITIONAL USE PERMIT – DAY CARE CENTER

As shown on the attached exhibits, the “Learning Experience” is a before & after school day education program for up to 175 children and 8 staff. The day care center is proposed within the 10,000 square foot building, and has an adjacent outdoor play area located in the rear portion of the site, adjacent to the Little Court frontage. The outdoor play area will be enclosed by a security fence. The proposed hours of operation are from 6:30 AM to 6:30 PM, weekdays only. The use can be supported for this location as the proposal is consistent with all applicable site location requirements for day care centers, and is subject to operation and development standards contained in Chapter 19.290 of the Zoning Code.

## DESIGN REVIEW

<i>Commercial and Office Development Standards (Chapters 19.110 and 19.580)</i> <i>Proposed CR - Zone</i>					
Standard		Proposed	Consistent	Conditionally Consistent	Inconsistent
<b>Max. Building Height</b>	75 ft	(Refer to Plans)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Staff recommends adoption of the <b>S-2 Building Stories Overlay Zone</b> , to limit development to two stories.				
<b>Min. Setbacks</b>	Front		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Interior Side		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Street Side		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rear		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Staff recommends adoption of the <b>X-15 Building Setback Overlay Zone</b> to require a 15 foot building setback from street and adjacent residentially zoned property.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

In total, 20,700 square feet of office / retail space is proposed in three buildings. Although, at this time the proposed uses are not specifically known for two retail shell buildings situated along the Van Buren Boulevard frontage, or the office building at the rear of the site, the project is designed to accommodate commercial and office uses as permitted in the proposed CR – Commercial Retail zone.

The 15-foot building setback is consistent with surrounding development along Van Buren Boulevard, and would allow for sufficient landscape area along Van Buren Boulevard. Additionally, the building setbacks are consistent with the minimum landscape setbacks required for commercial parking lots. The 15-foot setback along Little Court would further ensure greater separation of commercial uses from the residences to the east. A building stories overlay zone is recommended to limit the number of stories to a maximum of two stories, which will preserve and promote the health, safety and general welfare of the neighboring residential community.

### *Parcel Configuration*

The 7.7 acre, two-parcel, vacant site is located at 18171 Van Buren Boulevard, situated on the southwesterly corner of Van Buren Boulevard and Little Court. While not proposed at this time, and not required to comply with Zoning Standards, the applicant could subdivide the project site in the future through the Administrative Parcel Map process. Such a future subdivision is not necessary from the City's perspective; and is normally proposed by the property owner for financial reasons.

### *Architecture*

The proposed elevations (Exhibit 9) provide a basis for staff support of the architecture. The proposed architecture includes features of interest and variety, including a slate tile roof, canvas canopies and stacked stone veneer. Further, the proposed building provides a number of key design elements called for in the Citywide Design and Sign Guidelines, such as a second material, a decorative wainscot, building articulation, and a substantial roof cornice. With the implementation of the standard conditions of approval, the proposed building architecture can be supported, as the design elements are generally consistent with the quality and style of recent projects in this general area; and they are mostly consistent with the Citywide Design and Sign Guidelines policies.

### *Conceptual Landscaping and walls*

The conceptual landscape plan can be supported as it complies with all applicable development standards, complements the architecture, and provides a decorative appeal. Staff recommends a condition that formal landscape and irrigation plans be submitted for staff review prior to building permit issuance. Staff recommends that fast growing vine species be planted adjacent to the perimeter walls, and be trained to grow up the perimeter walls for aesthetic purposes and to minimize graffiti.

As mentioned above, Staff recommends a condition requiring construction of a 4 foot wall along the easterly side of the drive-thru lane to limit headlight and noise impacts on residents across Little Court. As proposed, a retaining "crib" wall will be constructed along the interior southerly property line. The crib retaining wall will provide opportunities for landscaping within the wall cavities.



<i>Parking Standards (Chapter 19.580)</i>					
Use	Ratio	Required	Proposed	Consistent	Inconsistent
Office / Retail 20,700 sqft	1:250	83		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Medical Office 8,000 sqft	1:180	45			
Drive Thru – Restaurant 2,540 sqft	1:100	26			
Day Care Center	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity	26			
<b>TOTAL</b>		180	263		

#### *Site Access and traffic mitigation*

Overall, the proposed site plan design shown on Exhibit 8 is generally acceptable, subject to staff's recommended conditions, as it allows for arterial-facing retail storefronts and neighborhood serving uses towards the rear portion of the site.

While secondary access to the site via Little Court would typically be desired for a commercial development such as this, access to Little Court will be limited to emergency access only, in order to mitigate commercial traffic on the existing residential cul-de-sac.

To minimize traffic impacts resulting from this project, Staff recommends the following: (1) the project participate in the modification of the existing traffic signal at Dauchy Avenue & Van Buren Boulevard; (2) appropriate restriping at Cole Avenue/Trautwein Road & Van Buren Boulevard; and (3) widening of the west leg of the Wood Road & Van Buren Boulevard intersection to include additional lanes, pursuant to Public Works Department standards. Further, Staff recommends the project design and constructs a median break/left turn pocket, and install a half-signal allowing for left turns into the project driveway from Van Buren Blvd., pursuant to Public Works specifications. Compliance with these conditions will produce minimal cut-through and traffic volume impacts to the surrounding residential neighborhood.

#### *Other considerations - Environmental Waste*

A septic system must be installed to the satisfaction of the County Department of Environmental Health, as a viable public sewer system does not serve this site. Should an on-site disposal system not be viable, the design and construction sewer pump station (lift station) and force main sewer to nearest point of connection (at Dauchy Avenue and Van Buren Boulevard) would be required. These additional sewer improvements would need to be at the developer's expense.



## NEIGHBORHOOD COMPATIBILITY

As mentioned in this report, Staff recommends a series of traffic and operational conditions aimed at addressing neighborhood compatibility concerns. Specifically, the project would not be permitted access from Little Court, except for emergency vehicles. In conjunction with the proposed rezoning, it is recommended that a building setback overlay zone be applied to require a minimum 15-foot building setback along Van Buren Boulevard, and the westerly property line adjacent to the residential flag lot with frontage on Little Court. The 15-foot building setback is consistent with surrounding development along Van Buren Boulevard, would allow for sufficient landscape area, and would ensure an appropriate separation of residential and commercial uses. Further, a building stories overlay zone is recommended to limit the number of stories to a maximum of two. Staff believes this will help preserve and promote the health, safety and general welfare of the neighboring residential community. And finally, it should be noted that the Riverside Police Department and Riverside County Planning Department was notified of the proposal, and no opposition was indicated. For these reasons there are no neighborhood compatibility impacts anticipated in conjunction with this project when subject to the recommended conditions of approval.

## PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners and occupants within 300 feet of the project site.

While no new comments have been received as of this writing, several comments in opposition to the project were expressed at the May 22, 2014 & December 4, 2014 City Planning Commission meetings. These concerns were generally related to the future traffic that would be generated by commercial uses and the impacts it would have on the residences on Little Court. Given the recommended conditions of approval, the proposed 7.7 acre development has been fully evaluated and consideration given to the circulation and site distance concerns. As conditioned, the proposed development on the subject site will be compatible with the neighboring residences.

## APPEAL INFORMATION

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

## EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Proposed General Plan land use designation
7. Proposed Zoning
8. Site Plan
9. Building Elevations
10. Conceptual Landscape Plan
11. Day Care Center operational plan
12. Existing Site Photos
13. CEQA Document

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

Kyle Smith, AICP, Senior Planner  
Jay Eastman, AICP, Interim City Planner  
Emilio Ramirez, Interim Community &  
Economic Development Director



*EXHIBIT 1 – STAFF FINDINGS*

**PLANNING CASES:**     P13-0263 (General Plan Amendment),  
                                 P13-0264 (Rezoning),  
                                 P14-0769 (Design Review),  
                                 P15-0269 (Conditional Use Permit),  
                                 P15-0158 (Conditional Use Permit)

**STAFF RECOMMENDED FINDINGS**

**General Plan Amendment & Rezoning:**

- a. The proposal is consistent with the goals, policies, and objectives of the General Plan 2025 and the Orangecrest Specific Plan, as it will allow opportunities for nearby shopping opportunities and neighborhood-orientated services within the neighborhood (Policy LU-75.3);
- b. The proposed Zoning Map Amendment will be consistent with the proposed Commercial General Plan land use designation and with implementation of the recommended conditions of approval it will not adversely affect surrounding properties;
- c. The proposed Zoning Map Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code will allow for the provision of a broad range of indoor-oriented retail sales and service as part of commercial centers;
- d. The proposed General Plan Amendment and Rezoning request will provide consistency with commercial land use of parcels in the vicinity of the subject site, with frontage on Van Buren Boulevard;
- e. With the recommended conditions of approval, the proposed use is substantially compatible with the existing residential and commercial uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- f. The proposed commercial 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, with implementation of the recommended conditions of approval; and
- g. The proposed commercial use will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.

***Conditional Use Permit Findings pursuant to Chapter 19.760 (Drive-Thru Business & Day Care Center)***

- h. The proposed General Plan Amendment and Rezoning request will provide consistency with commercial land use of parcels in the vicinity of the subject site, with frontage on Van Buren Boulevard;
- i. With the recommended conditions of approval, the proposed use is substantially compatible with the existing residential and commercial uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- j. The proposed commercial 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, with implementation of the recommended conditions of approval; and
- k. The proposed commercial use will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.
- l. The proposed development is compliance with all of the standards applicable to the proposed development.

***Drive-Thru Business Findings pursuant to Chapter 19.475.050***

- m. The proposed project is consistent with the General Plan 2025 and the intent and purpose of the proposed C-Commercial land use designation;
- n. As conditioned, the proposed development will not substantially increase vehicular traffic on streets in a residential zone;
- o. As conditioned, the proposed development will not substantially lessen the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic;
- p. The proposed development will not create increased traffic hazards to pedestrians. In fact, the project will provide necessary off-site improvements including sidewalks that provide pedestrian connectivity along Van Buren Blvd.;
- q. As conditioned, the proposed project site will be adequate in size and shape to accommodate said use and to accommodate all yards, walls, parking, landscaping and other required improvements; and
- r. As conditioned, the proposed development will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.



**EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL**

Case Number: P13-0263 (General Plan Amendment)

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

**Case Specific**

- **Planning**

1. The General Plan 2025 shall be amended to change the land use designation of the subject site from VLDR – Very Low Density Residential to C – Commercial, as shown on Exhibit 6 of the staff report.
2. All conditions of related Planning Cases P13-0264 (Rezoning), P14-0769 (Design Review), P15-0269 (Conditional Use Permit), P15-0158 (Conditional Use Permit) apply.
3. All necessary parcel description describing the exact area of the general plan amendment shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required to be on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.

**Standard Conditions**

- **Planning**

4. When all of the conditions of approval have been completed, the City Attorney's Office shall prepare the appropriate Resolution for City Council adoption concurrently with the Rezoning Case P13-0264.
5. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.

## **RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES**

Case Number: P13-0264 (Rezoning)

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

### **Case Specific**

- **Planning**

1. The CR-SP-X-15-S-2 – Commercial Retail, Specific Plan (Orangecrest), Building Setback (15 feet from street and adjacent residentially zoned property), and Building Stories (Two-stories) Overlay Zones shall be applied to the subject property, as shown in Exhibit 7.
2. All conditions of related P13-0263 (General Plan Amendment), P14-0769 (Design Review), P15-0269 (Conditional Use Permit), P15-0158 (Conditional Use Permit) shall apply to this project.
3. A lot line adjustment case shall be submitted and recorded prior to adoption of the rezoning.

### **Standard Conditions**

- **Planning**

4. When all of the conditions of approval have been completed, the City Attorney's Office shall prepare the appropriate rezoning Ordinance for City Council adoption concurrently with the General Plan Amendment case P13-0263.
5. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
6. All necessary parcel description describing the exact area to be rezoned shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required to be on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.
7. Implementation of Planning Case P13-0264 (Rezoning) shall void and null the previously approved tentative tract map (TM-34791), processed under Planning Case P06-0686.
8. Site plan(s) and building elevations for the future development of this site shall be subject to consideration of the Planning Commission prior to the issuance of any permits.

## **RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES**

Case Number: **P15-0269 (Conditional Use Permit - Drive Thru business)**

### **CONDITIONS**

#### **Case Specific**

- **Planning**

1. All conditions of Planning Cases P13-0263 (General Plan Amendment), P13-0264 (Rezoning), P14-0769 (Design Review), P15-0158 (Conditional Use Permit) shall apply to this Project.
2. The drive-thru restaurant shall be developed and operated substantially as described in the text of this staff 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.
3. The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
4. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
5. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
6. Prior to receiving a Building Permit the plot plan, building elevations, landscaping, irrigation and sign plans shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. A separate application and filing fee is required. The plot plan and building elevations must be approved prior to building permit issuance; landscaping and irrigation plans must be submitted prior to building permit issuance.
7. Plans submitted for staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Department review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
8. 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.

#### *Operational Conditions*



9. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
10. No outdoor pay phones shall be permitted on the premises.
11. 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.
12. The owner and/or occupant shall be liable for the cost of excessive police service or response in accordance with Chapter 9.60 of the Riverside Municipal Code.
13. Provisions shall be made for regular on-site maintenance and clean-up of the property.
14. Shared parking arrangements may be used subject to the requirements of Chapter 19.580 (Parking and Loading).

#### **Standard Conditions**

15. There shall be a two-year time limit in which to commence the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
16. 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.
17. The Project must be completed per the Conditional Use Permit 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.
18. 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.
19. The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
20. 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.

21. 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.
  22. 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.
  23. 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.
  24. 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.
  25. Failure to abide by all conditions of this permit shall be cause for revocation.
  26. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
  27. 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.
- **Public Works**
28. All Public Works conditions of approval for Planning Case P14-0769 shall apply.
- **Fire Department**
29. All Fire Department conditions of approval for Planning Case P14-0769 shall apply.
- **Public Utilities – Electric**
30. All Public Utilities – Electric conditions of approval for Planning Case P14-0769 shall apply.
- **Public Utilities – Water**
31. Advisory: Water utility provisions to the specifications of the Western Municipal Water District of Riverside County.

- **Parks & Recreation**

32. All Parks & Recreation conditions of approval for Planning Case P14-0769 shall apply.

## **RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES**

Case Number: **P15-0158 (Conditional Use Permit – Day Care Center)**

### **CONDITIONS**

#### **Case Specific**

- **Planning**

1. All conditions of Planning Cases P13-0263 (General Plan Amendment), P13-0264 (Rezoning), P14-0769 (Design Review), P15-0269 (Conditional Use Permit), shall apply to this Project.
2. The day care center shall be developed and operated substantially as described in the text of this staff 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.
3. The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
4. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
5. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
6. Prior to receiving a Building Permit the plot plan, building elevations, landscaping, irrigation and sign plans shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. A separate application and filing fee is required. The plot plan and building elevations must be approved prior to building permit issuance; landscaping and irrigation plans must be submitted prior to building permit issuance.
7. Plans submitted for staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Department review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
8. 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.

#### *Operational Conditions*

9. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
10. No outdoor pay phones shall be permitted on the premises.
11. 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.
12. The applicant shall obtain all licenses and permits required by State law for operation of the facility. The applicant shall keep all State licenses or permits valid and current.
13. Indoor and outdoor play areas which satisfy the requirements of the State daycare licensing agency shall be provided. The outdoor play area shall be adjacent to the center and accessible through the center itself. The outdoor play area shall be enclosed by a natural barrier, wall or fence a minimum of five feet in height. If located adjacent to residentially zoned property, the separating barrier, wall, or fence shall be of solid construction. Said outdoor play area shall not be allowed in any required front, side or rear yard setbacks and shall be located and designed so as to reduce noise impacts on adjacent properties.
14. Shared parking arrangements may be used subject to the requirements of Chapter 19.580 (Parking and Loading).
15. All such facilities shall have screened and buffered outdoor play and activity areas from adjacent uses and shall comply with the City's noise regulations, as set forth in Chapter 19.590 (Performance Standards) and Title 7 of the Riverside Municipal Code to minimize noise impacts.
16. The pick-up and drop-off of children from vehicles shall only be permitted on the site's driveway or parking area. A facility with access from an arterial street, as designated by the General Plan, must provide a paved drop-off/pick-up area designed with on-site parking and maneuvering to allow vehicles to pick-up/dropoff children and exit the site without backing out onto the arterial street.

#### **Standard Conditions**

17. There shall be a two-year time limit in which to commence the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
18. 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.
19. The Project must be completed per the Conditional Use Permit 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.

20. 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.
21. The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. Failure to abide by all conditions of this permit shall be cause for revocation.
28. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.

33. 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.

- **Public Works**

34. All Public Works conditions of approval for Planning Case P14-0769 shall apply.

- **Fire Department**

35. All Fire Department conditions of approval for Planning Case P14-0769 shall apply.

- **Public Utilities – Electric**

36. All Public Utilities – Electric conditions of approval for Planning Case P14-0769 shall apply.

- **Public Utilities – Water**

37. Advisory: Water utility provisions to the specifications of the Western Municipal Water District of Riverside County.

- **Parks & Recreation**

38. All Parks & Recreation conditions of approval for Planning Case P14-0769 shall apply.



## RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: **P14-0769** (Design Review)

### CONDITIONS

#### Case Specific

- **Planning**

1. All conditions of related Planning Cases P13-0263 (General Plan Amendment), P13-0264 (Rezoning), P15-0269 (Conditional Use Permit), P15-0158 (Conditional Use Permit) shall apply to this Project.
2. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, is necessary prior to any sign permit issuance.
3. **Advisory:** Any outdoor dining shall be in compliance with Chapter 19.495 (Outdoor Dining and Food Preparation (Permanent)) of the Zoning Code.
4. **Advisory:** Should the applicant desire to subdivide the project site further for financial purposes, the submittal of an Administrative Parcel Map would be required. Contact the Planning Division for information.

#### *Prior to Grading Permit Issuance and Building Permit Issuance:*

5. \*Future development of the project site, including all grading and construction plans, shall include complete avoidance of site CA-RIV-4732 and CA-RIV-8098 as identified in the Cultural Resources Survey prepared for this project, including all grading and construction on or in close proximity to these sites.
6. \*If, after consultation with the appropriate Tribe, the project archaeologist and the project engineer/architect, and in accordance with the law, avoidance and/or preservation in place of known prehistoric and historical archaeological resources and sites containing Native American human remains are not feasible management options, the following mitigation measures shall be initiated:
  - a. Prior to the issuance of a grading permit for a project, the City's consultant shall develop a Phase II (i.e., test-level) Research Design detailing how the archaeological resources investigation will be executed and providing specific research questions that will be addressed through the Phase II Testing Program. In general terms, the Phase II Testing Program should be designed to define site boundaries further and to assess the structure, content, nature, and depth of subsurface cultural deposits and features. Emphasis should also be placed on assessing site integrity, cultural significance and the site's potential to address regional archaeological research questions. These data should be used for two purposes: to discuss culturally sensitive recovery options with the appropriate Tribe(s) if the resource is of Native American origins, and to address the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP)

eligibility for the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The Research Design shall be submitted to the City's Cultural Heritage Board and/or Cultural Heritage Board staff and the appropriate Tribe for review and comment. Tribal comments must be received by the City Planning Division within 45 days. The City shall consider all comments, require revisions, if deemed necessary by the report writer and approve a final Research Design which shall be implemented. For sites determined ineligible for listing on either the CRHR or NRHP, execution of the Phase II Testing Program would suffice as the necessary level of data recovery and mitigation of project impacts to this resource.

- b. A participant-observer from the appropriate Native American Band or Tribe shall be used during all archaeological excavations involving sites of Native American concern.
- c. After approval of the Research Design and prior to the issuance of a grading permit, the City's consultant shall complete the Phase II Testing Program as specified in the Research Design. The results of this Program shall be presented in a technical report that follows the County of Riverside's Outline for Archaeological Testing. The Phase II Report shall be submitted to the appropriate Tribe and the City's Cultural Heritage Board for review and comment.
- d. If the cultural resource is identified as being potentially eligible for either the CRHR or NRHP, a Phase III Data Recovery Program to mitigate project effects should be initiated. The Data Recovery Treatment Plan detailing the objectives of the Phase III Program should be developed, in consultation with the appropriate Tribe, and contain specific testable hypotheses pertinent to the Research Design and relative to the sites under study. The Phase III Data Recovery Treatment Plan should be submitted to the City's Cultural Heritage Board and/or the Cultural Heritage Board's staff and the appropriate Tribe for review and comment. Tribal comments must be received by the City Planning Division within 45 days. The City shall consider all comments, require revisions, if deemed necessary by the report writer and approve a final Treatment Plan which shall be implemented.
- e. After approval of the Treatment Plan, the Phase III Data Recovery Program for affected, eligible sites should be completed. Typically, a Phase III Data Recovery Program involves the excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as being eligible for listing on the CRHR or NRHP. Again, a participant-observer from the appropriate Native American Band or Tribe shall be used during archaeological data-recovery excavations involving sites of Native American concern. At the conclusion of the Phase III Program, a Phase III Data Recovery Report should be prepared, following the County of Riverside's Outline for Archaeological Mitigation or Data Recovery. The Phase III Data Recovery Report should be submitted to the appropriate Tribe and the City's Cultural Heritage Board for review.
- f. All archaeological materials recovered during implementation of the Phase II Testing or Phase III Data Recovery programs would be subject to analysis and/or processing as outlined in the Treatment Plan. If materials are of the type which will be transferred to a curation facility, they should be cleaned, described in detail, and analyzed including laboratory and analytical analysis. Materials to be

curated may include archaeological specimens and samples, field notes, feature and burial records, maps, plans, profile drawings, photo logs, photographic negatives, consultants' reports of special studies, and copies of the final technical reports. All project related collections subject to curation should be suitably packaged and transferred to facility that meets the standards of 36 CFR 79 for long-term storage. Culturally sensitive treatment of certain artifacts may require treatment other than curation and as specified in the Treatment Plan, but it should be noted that provisions of the Native American Graves Protection Repatriation Act (NAGPRA) pertaining to Native American burials, sacred objects, and objects of cultural patrimony would come into effect when ownership of the collections transfer to a curation repository that receives Federal funding, unless otherwise agreed to with non-curation methods of treatment.

- g. The project proponent should bear the expense of identification, evaluation, and treatment of all cultural resources directly or indirectly affected by project-related construction activity. Such expenses may include, archaeological and Native American monitoring, pre-field planning, field work, post-field analysis, research, interim and summary report preparation, and final report production (including draft and final versions), and costs associated with the curation of project documentation and the associated artifact collections. On behalf of the City and the project proponent, the final technical reports detailing the results of the Phase II Testing or Phase III Data Recovery programs should be submitted to the appropriate Native American Tribe and to the Eastern Information Center (EIC) of the California Historical Resources Information System (CHRIS) for their information and where it would be available to other researchers.
7. \*The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:
- a. In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity.
  - b. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.
  - c. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public

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

*Prior to Grading Permit Issuance*

8. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
  - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
  - b. Compliance with City adopted interim erosion control measures;
  - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
  - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement;
  - e. The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
    - (a) Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
    - (b) Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
    - (c) Wash off trucks and other equipment leaving the site;

- (d) Replace ground cover in disturbed areas immediately after construction;
- (e) Keep disturbed/loose soil moist at all times;
- (f) Suspend all grading activities when wind speeds exceed 25 miles per hour;
- (g) Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

*During grading and construction activities:*

9. \*If encountered during grading and construction activities, avoidance is the preferred treatment for known prehistoric and historical archaeological sites and sites containing Native American human remains. Where feasible, project plans shall be developed to avoid known archaeological resources and sites containing human remains. Where avoidance of construction impacts is possible, the site shall be landscaped in a manner which will ensure that indirect impacts from increased public availability to these sites are avoided. Where avoidance is selected, archaeological resource sites and sites containing Native American human remains shall be placed within permanent conservation easements or dedicated open space areas.
10. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
11. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
  - a. the generation of dust shall be controlled as required by the AQMD;
  - b. grading activities shall cease during periods of high winds (greater than 25 mph);
  - c. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and
  - d. the contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.
12. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

13. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
14. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
15. The Contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
16. Noise-reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.

*Prior to Building Permit Issuance*

17. The landscaping, irrigation and sign plans shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. The landscaping and irrigation plans must be submitted prior to building permit issuance.
18. Plans submitted for Design Review staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Department review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
19. Submit three sets of plans depicting the preferred location for above ground utility transformers of capacity to accommodate the planned or speculative uses within the building(s). These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.
20. An exterior lighting plan shall be submitted to Design Review staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed fourteen (14) feet in height, including the height of any concrete or other base material.

21. **Staff Required Plot Plan Conditions:** Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
- a. Verify that all internal drive aisles have a minimum width of 24 feet and all parking stalls are a minimum 9 feet in width by 18 feet in depth;
  - b. A minimum 12-inch concrete walkway, including curb width, shall be provided along the sides of landscape planters whenever the side of a parking stall is adjacent to it;
  - c. Provision for handicap accessible parking as deemed necessary by Building and Safety Division;
  - d. Provision for screening any ground mounted equipment to the satisfaction of Design Review Staff;
  - e. Provision for wheel stops where parking spaces are adjacent to pedestrian walkways, screen walls or building walls;
  - f. Vehicular access via Little Court shall be limited to emergency vehicle access only to the satisfaction of City Staff.
22. **Staff Required Building Elevations Conditions:** Revise the submitted building elevations such that the plans provided for building permit plan check incorporate the following changes:
- a. Catalog cuts of the decorative sconce lighting and steel canopies shall be submitted for review and approval of Design Review staff; and
  - b. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission as applicable.
23. Add details for the enhancement of the existing trash enclosure to include colors and materials as those proposed for the vehicle wash facility and convenience store and a decorative overhead trellis subject to Planning Division staff approval and in accordance with the City's trash enclosure policies and standard drawings (available at the Planning Division) as follows:

**REQUIRED ENCLOSURE MATERIALS:**

- a. Block color: Precision block stuccoed and painted to match building or decorative block.
- b. Cap color: To match exterior of enclosure walls;
- c. Gate/Gauge Material: 16/ga ribbed metal to match color of building;
- d. Pedestrian access requirement: Yes;
- e. Decorative overhead trellis requirement: Yes; and



- f. Overhead cover to prevent contact with storm water: Yes.
- 24. A sight line study shall be submitted for review and approval of Design Review staff, indicating that any existing and new roof mounted mechanical equipment will be completely screened from view of all perimeter streets. Additionally, mechanical equipment screening details shall be provided as follows:
  - a. Where exposed pitched roofs are proposed, locate **NO** mechanical equipment on any roof pitch, except as specifically approved by the Planning Commission or Design Review staff;
  - b. Where exposed roof pitches are not proposed (i.e., "flat" roofs) specify all roof mounted equipment for screening on all sides with either separate screens or parapet walls at least as high as the equipment to be screened;
  - c. Specify all electric meters and panels for 1) placement in enclosures or 2) color and materials to match the adjacent building wall surface; and
  - d. Indicate all gas meters, pipes and valves, ground mounted AC units, etc., for screening devices indicated materials and design complimentary to building architecture subject to Design Review staff approval.
- 25. **Staff Required Landscape/ Irrigation & Wall Plans Conditions:** The required detailed landscape and irrigation plans shall include the following elements:
  - a. Fast growing vine species shall be planted in the planters adjacent to the perimeter walls and be trained to grow up the perimeter walls for aesthetic purposes and graffiti mitigation.
  - b. A 4 foot wall shall be constructed along the easterly side of the drive-thru lane to limit headlight and noise impacting residents across Little Court to the satisfaction of Staff.
  - c. Conditions of approval aimed at screening the drive thru lane and window through a combination of landscaping, architectural treatment, and masonry walls, can be addressed at the Staff-level prior to building permit issuance.

*Prior to Release of Utilities and/or Occupancy:*

- 26. 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 Kyle Smith at (951) 826-5220 to schedule the final inspection at least one week prior to needing the release of utilities. Additional plant material may be required upon final inspection if better coverage is needed.

## **Standard Conditions**

- **Planning**

27. The project must be completed per the Design Review 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 changes 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.
28. This approval is for design concept only, and does not indicate 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.
29. There is a 24-month time limit on this approval, which begins following City Council approval of this case.
30. 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 modification that may be required by these conditions of approval.

- **Public Works**

THE FOLLOWING PUBLIC WORKS "ENGINEERING" CONDITIONS TO BE MET PRIOR TO CASE FINALIZATION UNLESS OTHERWISE NOTED:

31. Deed for widening Van Buren Boulevard to 67 feet from monument centerline to Public Works specifications.
32. The project shall design and construct a median break / left turn pocket with 200' of full-width storage, and a half-signal allowing for left turns into the project driveway. The half signal shall not facilitate left turn or through movements out of the project driveway. The half signal indications and detection hardware will be hard-wired into the traffic signal controller / cabinet currently operating the intersection of Alta Cresta Avenue & Van Buren Boulevard. The half signal will provide video detection and vehicle indications for motorists in the left turn pocket, and for motorists exiting the project site. The traffic signal shall provide a right turn overlap phase exiting the project site that runs concurrently with the left turn into the project site. The project will provide 100% participation.
33. \*Dauchy Avenue at Van Buren Boulevard: Modify existing traffic signal to provide for an eastbound right-turn overlap phase. Project to provide 10.8% participation, with an estimated total project contribution at \$2,160 for this improvement.
34. \*Cole Avenue / Trautwein Road at Van Buren Boulevard: Restripe south leg to include a second NB left-turn lane. Project to provide 7.9% participation, with an estimated total project contribution at \$3,950 for this improvement.

35. \*Wood Road at Van Buren Boulevard: Widen the intersection's west leg to include additional lanes – this has been identified as a regionally funded improvement that the project will contribute towards via TUMF.
36. Installation of curb and gutter at 50 feet from monument centerline, sidewalk and matching paving on Van Buren Boulevard to Public Works specifications.
37. Size, number and location of driveways to Public Works specifications. The driveway on Van Buren Boulevard shall be restricted to right turn ingress and egress only.
38. Installation of curb and gutter at 18 feet from monument centerline and matching paving on Little Court to Public Works specifications.
39. Onsite disposal system (septic tank) acceptability shall be obtained for this development, to the satisfaction of the County department of Environmental Health, prior to issuance of any permits. Should on-site disposal system not be viable, Applicant shall be required to design and construct sewer pump station (lift station) and force main sewer to nearest point of connection at Dauchy Avenue and Van Buren Boulevard at developers expense. Additionally, capacity of existing lift station near Dauchy Avenue and Van Buren Boulevard shall be verified and cost of any required upgrades and improvements shall be borne by developer.
40. Off-site improvement plans to be approved by Public Works prior to issuance of a construction permit.
41. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to issuance of a building permit.
42. Storm Drain construction will be contingent on engineer's drainage study.
43. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

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

44. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:

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

- **Public Utilities – Water**

48. Advisory: Project is located outside Riverside Public Utilities Water Department service area. Applicant must contact Western Municipal Water District for water service issues at (951) 571-7100.

- **Public Utilities – Electric**

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

49. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
50. 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.

- **Fire**

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

*THE FOLLOWING TO BE MET PRIOR TO CONSTRUCTION PERMIT ISSUANCE:*

51. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
52. Construction plans shall be submitted and permitted prior to construction.
53. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
54. Fire Department access is required to be maintained during all phases of construction.

- **Park and Recreation**

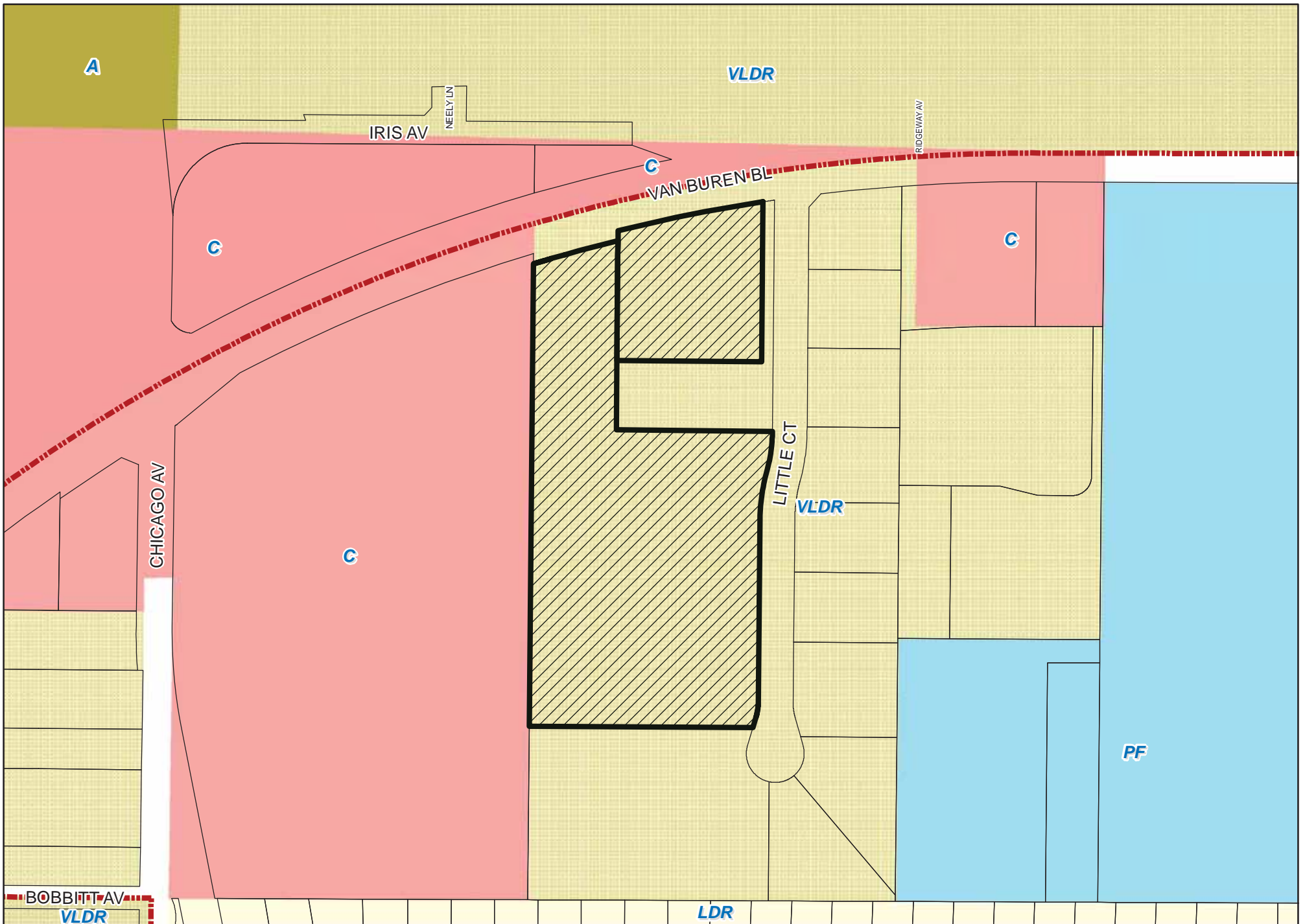
55. PRIOR TO BUILDING PERMIT ISSUANCE: Payment of all applicable park development fees (local, regional/reserve, trail and aquatic) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition, contact Park Planning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





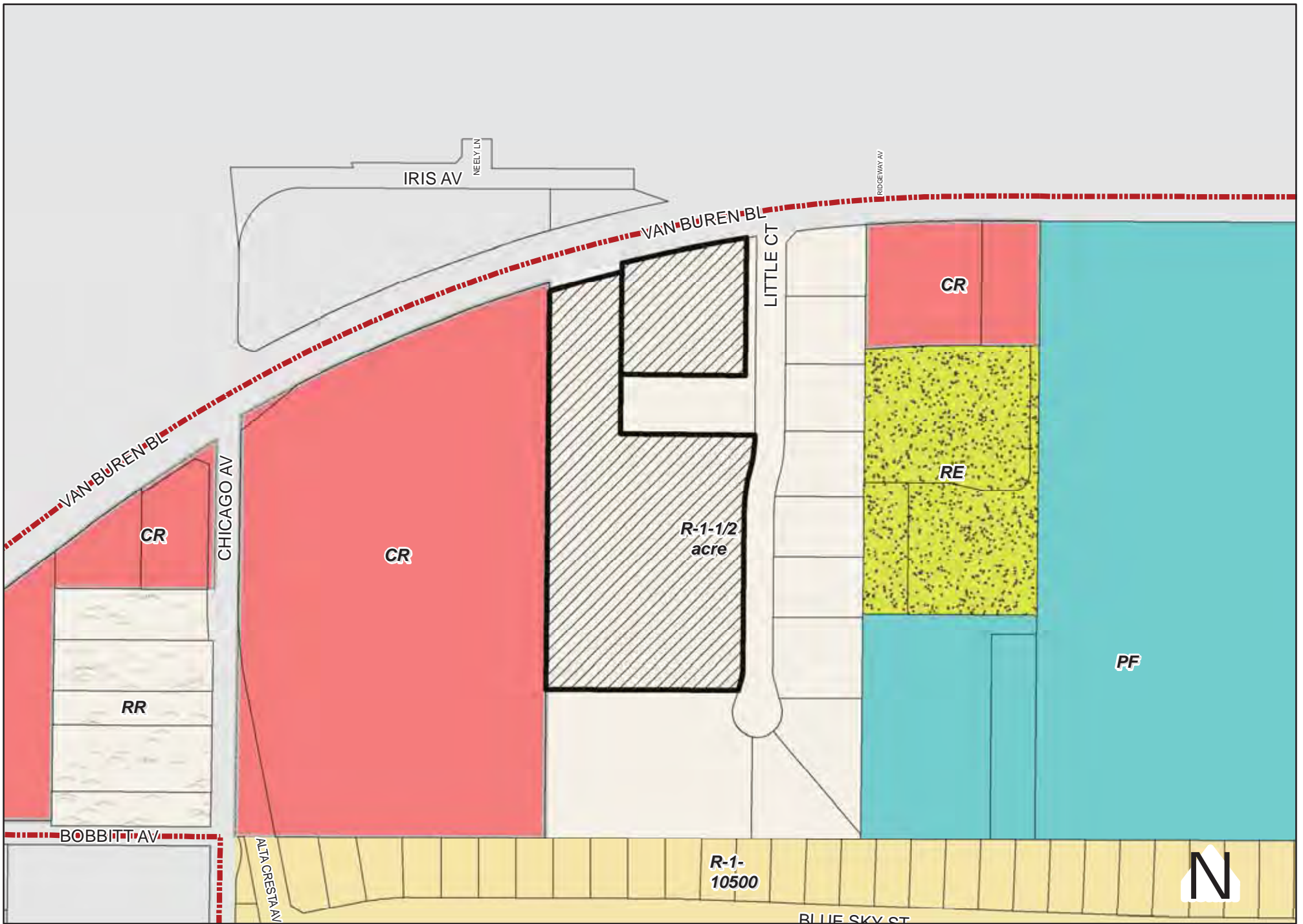
P13-0263, P13-0264, P15-0269, P15-0158 & P14-0769, Exhibit 3- 2012 Aerial Photo



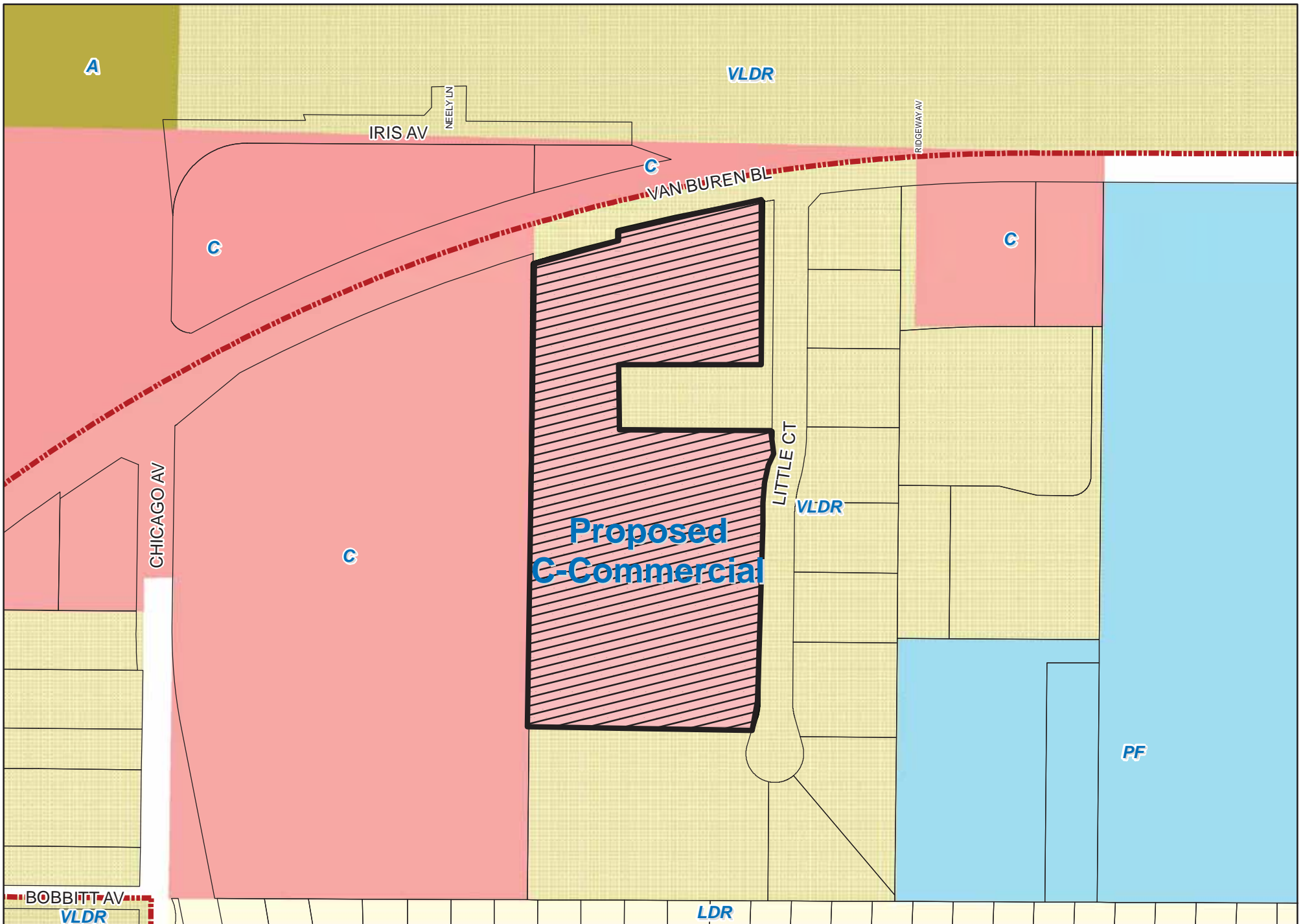


P13-0263, P13-0264, P15-0269, P15-0158 & P14-0769, Exhibit 4 - Existing GP Map



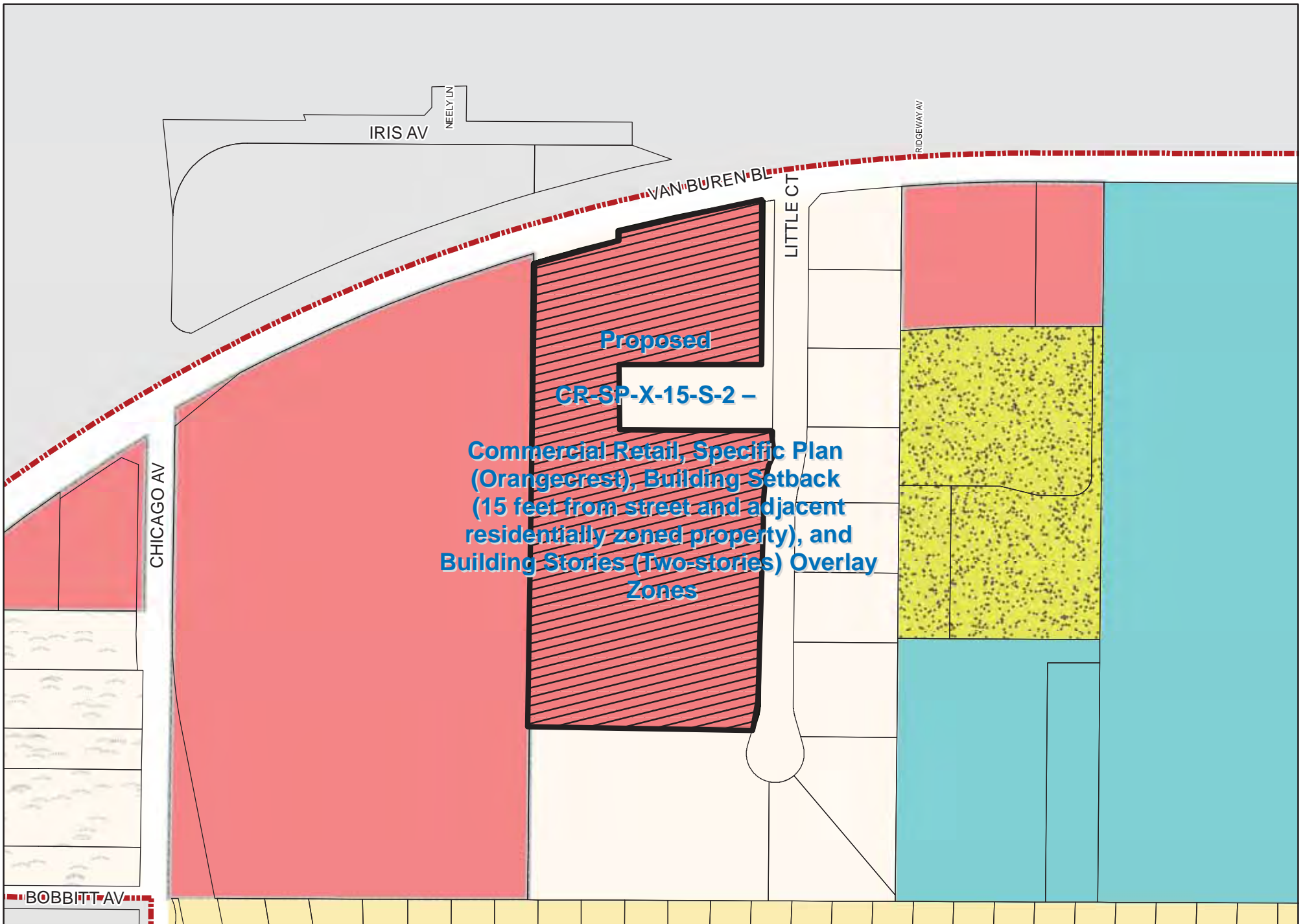


P13-0263, P13-0264, P15-0269, P15-0158 & P14-0769, Exhibit 5 - Existing Zoning



P13-0263, P13-0264, P15-0269, P15-0158 & P14-0769, Exhibit 6- Proposed GP designation

ATTACHMENT 2





PROJECT DESCRIPTION:

A GENERAL PLAN AMENDMENT & REZONE FOR PARCEL 266-020-021 & THE "REMAINDER PARCEL" OF PARCEL 266-020-023

FROM: R-1 1/2 ACRE - SP - SINGLE FAMILY RESIDENTIAL AND SPECIFIC PLAN (ORANGECREST) OVERLAY ZONES

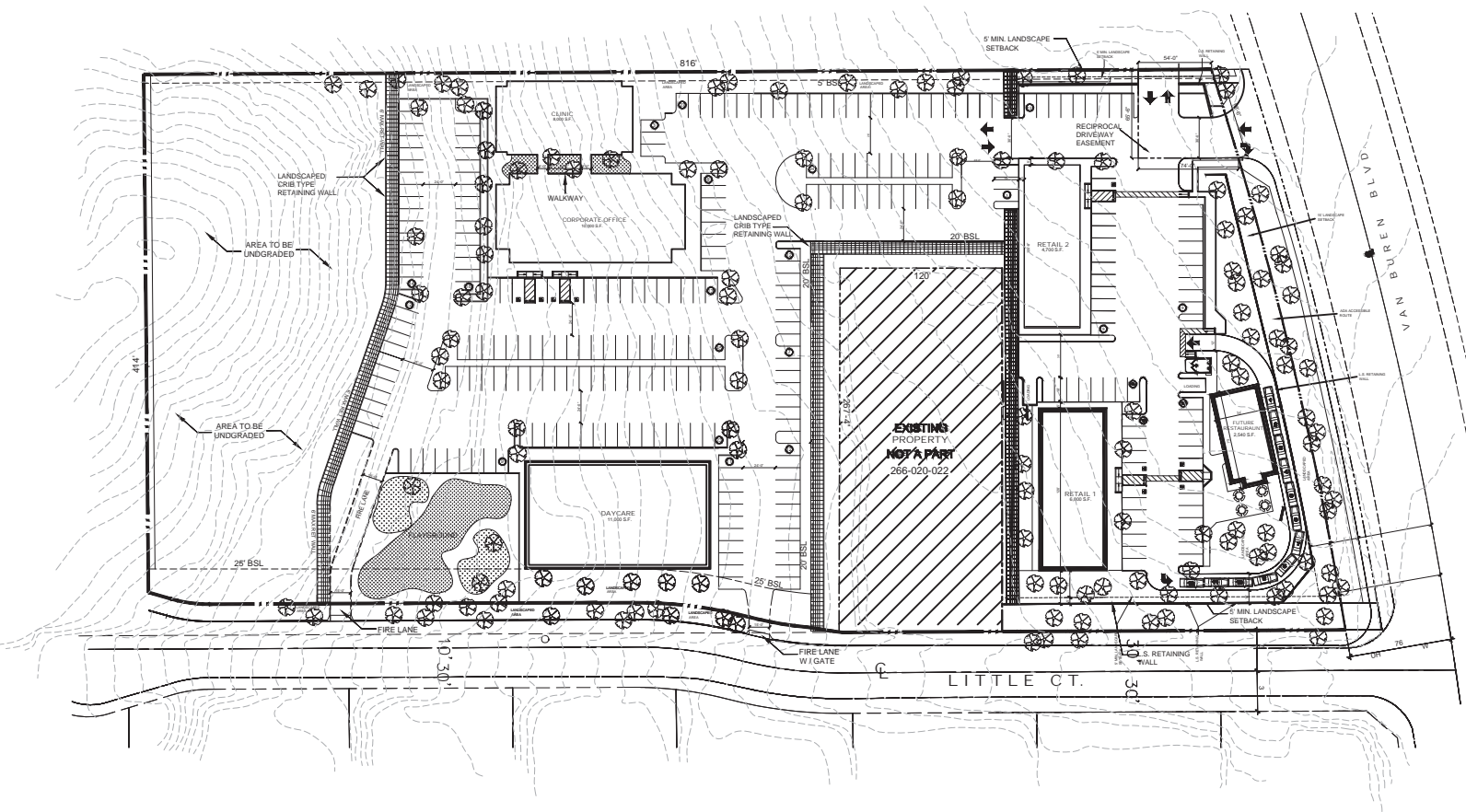
TO: CR-SP-X-15-5-2 - COMMERCIAL RETAIL, SPECIFIC PLAN (ORANGECREST), BUILDING SETBACK (15 FEET FROM STREET AND ADJACENT RESIDENTIALLY ZONED PROPERTY), AND BUILDING STORIES

# PRELIMINARY SITE PLAN

## 18171 VAN BUREN BLVD.

### RIVERSIDE, CA 92508

LANDUSE	SF.	PARKING REQ	FEET FROM MIT
RETAIL 1	4,700	24	24
RETAIL 2	4,700	18.8	19
RESTAURANT	8,000	25.4	12
CLINIC	8,000	32	32
CORPORATE OFFICE	10,000	40	53
DAYCARE	11,000	30	71
DAYCARE	11,000	30	71
TOTALS	42,240	202	282

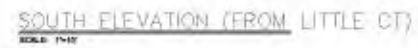


SITE PLAN  
SCALE: 1" = 40'-0"

PRELIMINARY SITE PLAN  
18171 VAN BUREN BLVD.  
RIVERSIDE, CA 92508

CHRISTIAN BERGUM ARCHITECT  
14407 Park Ave. • Suite 110 • Valencia, CA 91355  
Phone: (760) 241-7742

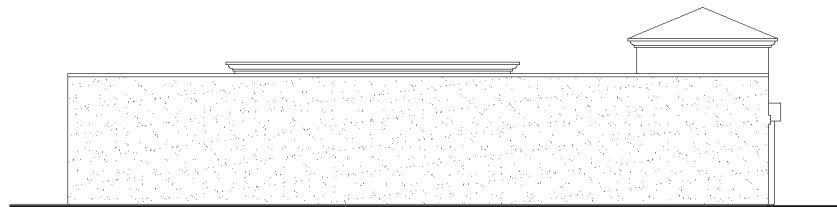
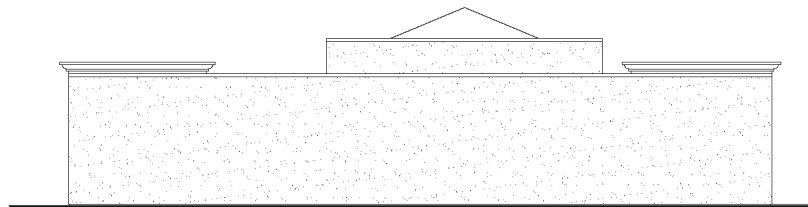
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A3

**VAN BUREN COMMERCIAL**

NORTH ELEVATION

SCALE: 1"=10'




SOUTH ELEVATION

SCALE: 1"=10'

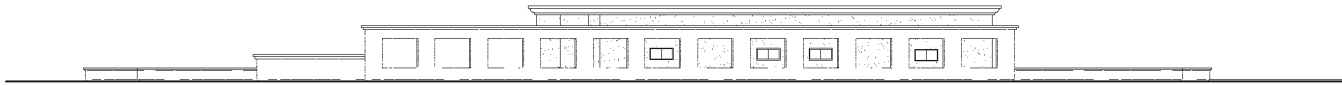
JOB NO.
DATE
DRAWN
CHECKED
ARCHITECT C. BERGQUIST
REVISION

**ELEVATIONS**  
18171 VAN BUREN BLVD.  
RIVERSIDE, CA 92508

CHRISTIAN BERGUM ARCHITECT

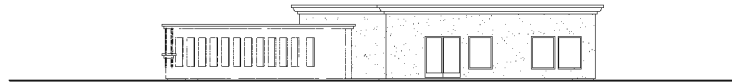
 Architecture • Planning • (710) 241-7742  
14450 Park Ave. • Suite 140 • Victorville, CA 92232

### A3

**VAN BUREN RESTAURANT**

NORTH ELEVATION

SCALE: 1"=10'



WEST ELEVATION

SCALE: 1"=10'



EAST ELEVATION

SCALE: 1"=10'

9 NO.  
IT  
ANN  
ED 20  
CH-TEXT C. NEWBAM  
FISON

**ELEVATIONS**  
18171 VAN BUREN BLVD.  
RIVERSIDE, CA 92508

 Architecture • Planning • (760) 261-7742  
14450 Park Ave. • Suite 140 • Victorville, CA 92582

A3

CLINIC



EAST ELEVATION  
SCALE: 1"=10'



WEST ELEVATION  
SCALE: 1"=10'



NORTH ELEVATION  
SCALE: 1"=10'



SOUTH ELEVATION  
SCALE: 1"=10'

CD NO.	
SHEET	
DATE	
OWNER	
PROJECT	C. BERGUM
DESIGNER	

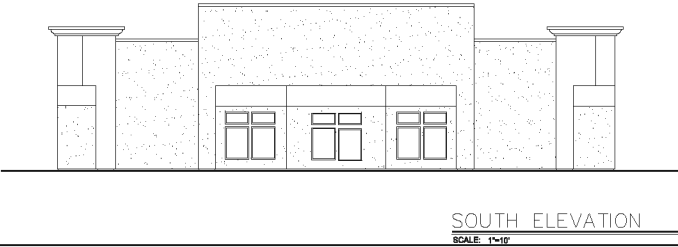
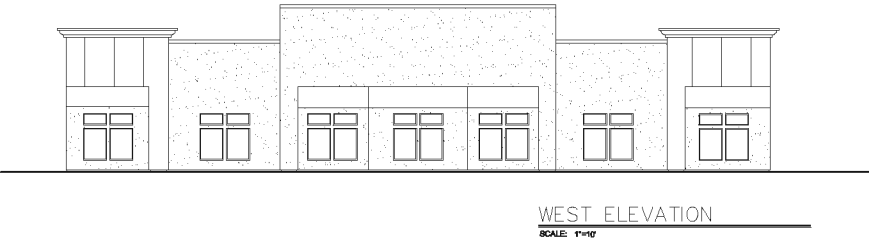
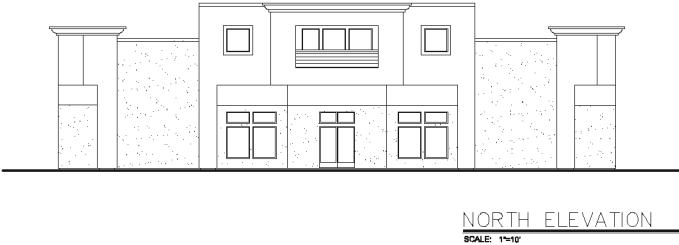
ELEVATIONS  
18171 VAN BUREN BLVD.  
RIVERSIDE, CA 92508

CHRISTIAN BERGUM ARCHITECT  
Architect • Planning • (760) 341-7742  
14400 Park Ave. • Suite 140 • Vista, CA 92083

A3



CORPORATE OFFICE



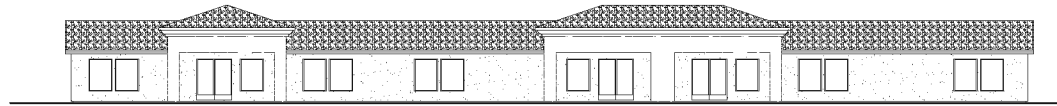
CD NO.	
DATE	
SCALE	
PROJECT	C. BUREN
DESIGNER	

ELEVATIONS  
18171 VAN BUREN BLVD.  
RIVERSIDE, CA 92508

CHRISTIAN BERGUM ARCHITECT  
Architect • Planning • (760) 341-7742  
14400 Park Ave. • Suite 140 • Vista Verde, CA 92083

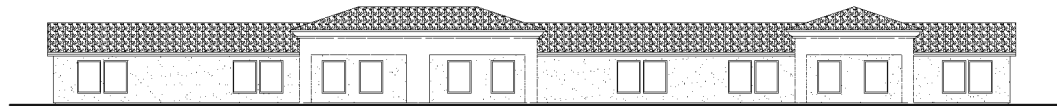
A3

**DAYCARE/ PRESCHOOL**



WEST ELEVATION

SCALE: 1"=10'



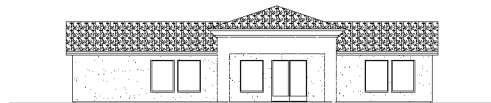
EAST ELEVATION

SCALE: 1"=10'



NORTH ELEVATION

SCALE: 1"=10'



SOUTH ELEVATION

SCALE: 1"=10'

NO. 101
DATE
NAME
PROJECT
ARCHITECT
ENGINEER

**ELEVATIONS**  
18171 VAN BUREN BLVD.  
RIVERSIDE, CA 92508

**CHRISTIAN BERGUM ARCHITECT**  
Architect • Planning • (760) 341-7742  
14400 Park Ave. • Suite 140 • Victorville, CA 92580

**A3**

## CORPORATE OFFICES & MEDICAL CLINIC

RIVERSIDE, CALIFORNIA



Parking Lot Elevation

## DAYCARE

RIVERSIDE, CALIFORNIA



LITTLE CT. ELEVATION

## RESTAURANT

RIVERSIDE, CALIFORNIA



VAN BUREN ELEVATION

PRELIMINARY ELEVATIONS  
18171 VAN BUREN BLVD.  
RIVERSIDE, CA 92508

CHRISTIAN BERGUM ARCHITECT  
18171 Van Buren Blvd.  
Riverside, CA 92508  
Tel: (951) 509-1111  
Fax: (951) 509-1112  
www.bergumarchitect.com

# **RESTAURANT** **18171 VAN BUREN BLVD.** **RIVERSIDE, CA 92508**



**PRELIMINARY ELEVATIONS**  
**18171 VAN BUREN BLVD.**  
**RIVERSIDE, CA 92508**

**CHRISTIAN BERGUM ARCHITECT**  
 18171 Van Buren Blvd.  
 Riverside, CA 92508  
 Phone: (951) 509-1111  
 Fax: (951) 509-1112  
 Email: info@christianbergum.com  
 Website: www.christianbergum.com



# 18171 VAN BUREN BLVD. RIVERSIDE, CA 92508

VAN BUREN MODEL ONE



VAN BUREN MODEL TWO



VAN BUREN MODEL THREE

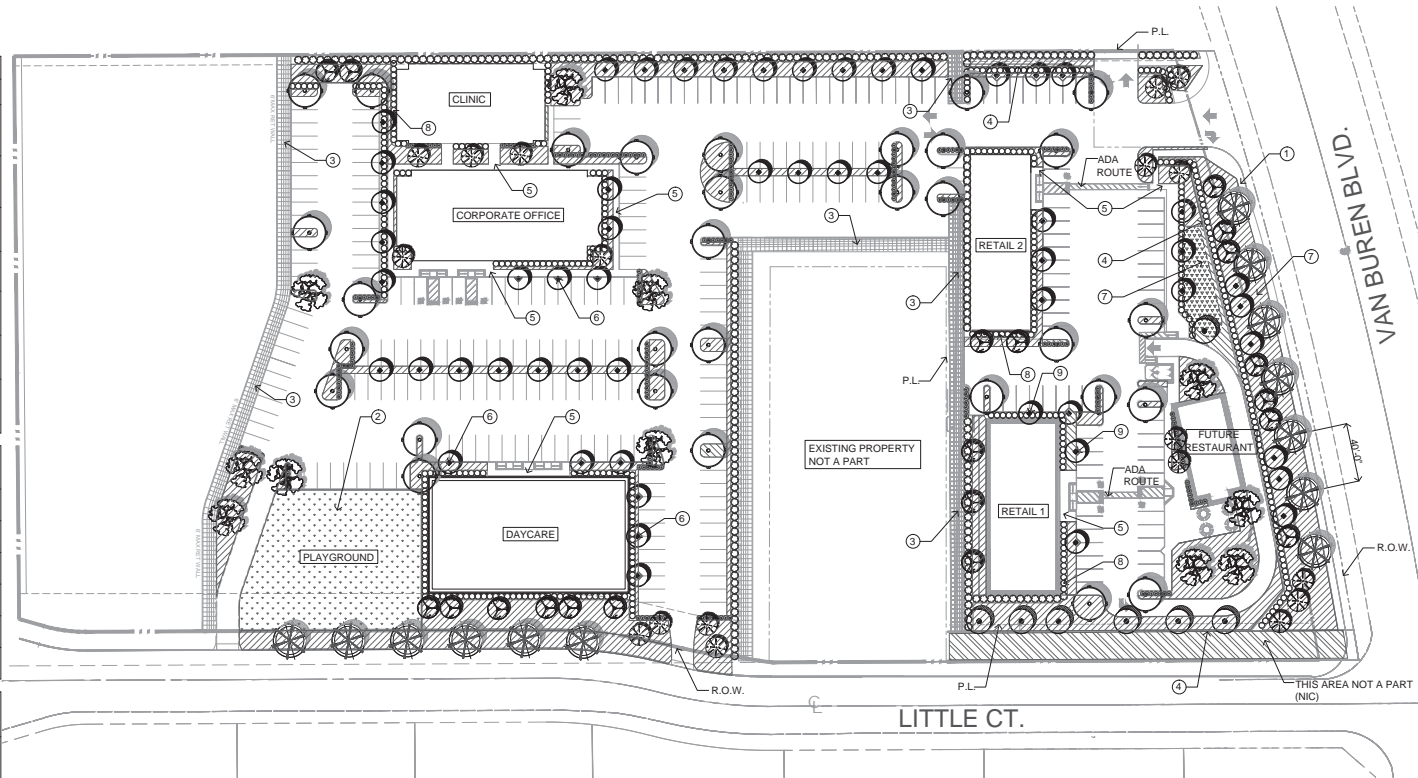


PRELIMINARY ELEVATIONS  
18171 VAN BUREN BLVD.  
RIVERSIDE, CA 92508

CHRISTIAN BERGUM ARCHITECT  
ARCHITECTS  
18171 VAN BUREN BLVD.  
RIVERSIDE, CA 92508  
TEL: 951-509-1111  
WWW.CBERGUMARCHITECTS.COM

## PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	NEW STREET TREE ULMUS PARVIFOLIA 'TRUE GREEN', EVERGREEN ELM 24" BOX SIZE	13	L
	NEW PARKING LOT SHADE TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE	31	L
	SMALL FLOWERING ACCENT TREE CERCIDIMUM 'DESERT MUSEUM', MUSEUM PALO VERDE 24" BOX SIZE	18	L
	CHITALPA TASHKENTENSIS, CHITALPA TREE 15 GAL. SIZE	7	L
	EVERGREEN SCREEN TREE PINUS ELDARICA, AFGHAN PINE 15 GAL. SIZE	20	L
	NARROW GROWING PARKING LOT TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE	55	M
	LARGE SPECIMEN TREE SUCH AS QUERCUS AGRIFOLIA, COAST LIVE OAK 36" BOX SIZE	11	L
SHRUB NAME			
THE FOLLOWING IS A LIST OF PROPOSED DROUGHT TOLERANT SHRUBS THAT WILL BE UTILIZED ON THIS PROJECT:			
	DODONAEA VISCOSA 'PURPUREA', HOPSEED BUSH 5 GAL. SIZE	L	
	LEUCOPHYLLUM TEXANUM, TEXAS RANGER 5 GAL. SIZE	L	
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	M	
	RHAMPHOLEPIS L. 'PINK LADY', INDIAN HAWTHORNE 5 GAL. SIZE	M	
	WESTINGRIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L	
	ROSMARINUS 'TUSCAN BLUE', ROSEMARY SHRUB 5 GAL. SIZE	L	
GROUND COVER/SHRUB MASS NAME			
THE FOLLOWING IS A LIST OF PROPOSED DROUGHT TOLERANT GROUND COVER AND SHRUB MASSES THAT WILL BE UTILIZED ON THIS PROJECT:			
	FLOWERING GROUND COVER SUCH AS LANTANA MONTEVIDENSIS 'GOLD RUSH', YELLOW LANTANA 1 GAL. SIZE @ 30" O.C.	L	
	MEDIUM HEIGHT FLOWERING SHRUBS SUCH AS SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE	L	
	LOW GROWING DROUGHT TOLERANT GROUND COVER ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 30" O.C.	L	
	BACCHARIS PILULARIS TWIN PEAKS, DWARF COYOTE BUSH 1 GAL. SIZE @ 36" O.C.	L	
	DROUGHT TOLERANT GRASS MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	L	
	SHRUB MASS SUCH AS SALVIA DARA'S CHOICE, DARA'S CHOICE SAGE 5 GAL. SIZE @ 48" O.C.	L	
	CEONOTHUS HORIZONTALIS, CARAMEL CREEPER	L	
	HYDROSEED AT DETENTION BASIN CONSISTING OF GRASSES AND PLANTS TOLERANT OF SEASONAL WATER INUNDATION.	M	
	TURF AREA AT FUTURE CHILDREN'S PLAYGROUND	H	



### DESIGN KEY NOTES:

- NEW CONC. SIDEWALK ALONG VAN BUREN BLVD.
- FUTURE PLAYGROUND AREA.
- PROPOSED CRIB WALL WITH ROOTED CUTTINGS PLANTED WALL CAVITIES.
- NEW RETAINING WALL PER CIVIL PLANS.
- TYP. CONC. WALKWAY TO BUILDING.
- TYP. DIAMOND TREE 'BLOCK-OUTS'.
- DETENTION BASIN SHALL BE HYDROSEED PER LEGEND.
- TYP. FOUNDATION SHRUBS ADJACENT TO NEW BUILDING. REFER TO ARCH. PLANS EXACT LAYOUT TO BUILDING ENTRIES.

### IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

### WUCOLS PLANT FACTOR

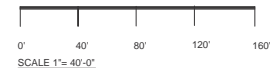
THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.  
H = HIGH WATER NEEDS  
M = MODERATE WATER NEEDS  
L = LOW WATER NEEDS  
VL = VERY LOW WATER NEEDS

### CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

### GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH BINDER MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.



## CONCEPTUAL LANDSCAPE PLAN SADEGHIAN'S PLAZA

18171 VAN BUREN BLVD.  
RIVERSIDE, CA 92508

CLIENT:  
**VAN BUREN LAND INVESTMENT CORPORATION**  
3595 VAN BUREN BLVD. SUITE 212  
RIVERSIDE, CA 92503  
951-660-1035

DRAWING DATE: 02-20-2015

# THE LEARNING EXPERIENCE®



18171 Van Buren Blvd

Part of Case # P13-0263

## Conditional Use Permit –Appendix A

A Conditional Use Permit to allow a licensed business offering before & after school day education programs onsite within a 10,000 sf facility with adjacent security fenced outdoor play area.

The Center will have operations hours of 6:30 am to 6 :30 pm on weekdays . The maximum capacity allowed is 175 children . The staffing ratio is around 1/10 with a minimum of 8 employees .

### The Story of The Learning Experience®

For more than 30 years, the founders of The Learning Experience®, the Weissman family, have been positively impacting the lives of children by developing and implementing ground-breaking care and early education programs throughout the country. Starting in 1980 with a single location in Boca Raton, FL, the unique and proprietary programs that the Weissmans developed quickly caught on and expansion soon followed.

The foundation of The Learning Experience® was built on three key educational and care principles: cognitive, physical, and social; or as we say at TLE®, "**learn, play, and grow!**"

At The Learning Experience® (TLE®) we pride ourselves on our quality before and after-school programs. Designed specifically for elementary school age students, we provide them with age-appropriate activities in a safe and secure environment that allows children to be children.

Our Before and After-School Programs are available at most centers! Call to check on availability.

Before-School Care (6:30 a.m. – 11:30 a.m.) / After-School Care (11:30 a.m. – 6:30 p.m.)

### Our Schedule

- 3:00 p.m. – 3:30 p.m. Students Arrive
- 3:30 p.m. – 4:00 p.m. Snack/Juice Provided
- 4:00 p.m. – 5:00 p.m. Homework Assistance
- 5:00 p.m. – 5:45 p.m. Center Play

- 5:45 p.m. – 6:30 p.m. Pick-up Time

#### **Our After School Care...**

- Provides a state-of-the-art facility.
- Provides a safe and secure environment.
- Fingerprints and provides background checks on all employees.
- Will include qualified teachers that provide homework assistance?
- Provides organized and fun activities like science and art projects.

#### **Summer Camp for the new Van Buren / Riverside location**

At The Learning Experience® (TLE®), all children can stay engaged in hands-on learning activities throughout the summer. Children complete science experiments, learn new sign language and create exquisite art projects while still having plenty of time for sun and fun in one of our state-of-the-art outdoor playgrounds. To provide further entertainment, centers are visited by special guest performers throughout the summer weeks.

Things you can expect from a summer full of memories at TLE®:

- Weekly themes
- Exciting visits from entertainers such as the "Reptile Guy" and "Peas and Carrots Musical Group"
- Awesome Art Projects
- Outdoor Sports and Activities
- Water Play Days
- An Educational Curriculum
- New Friends
- Summer T-shirts and Backpacks
- Fun in the Sun, and Much More!

*\*Centers may provide off-site field trips for children four years and older. Summer programs may vary by location.*

#### **Our centers feature:**

- Safe, secure, and private access
- Separate classrooms that have been specifically designed to meet the needs of children in our Six Stages of Early Development
- Cameras in each of the classrooms that are monitored in the administrative offices
- Rounded corners in hallways and classrooms
- Bathrooms designed for age-appropriate use
- Changing tables that are faced out so that teachers will never have their backs to the children
- Access to age-appropriate technology
- Spacious, fenced-in playgrounds that have designated areas for infants, toddlers, and preschoolers
- Make Believe Boulevard®, a miniature Main Street, USA. An interactive classroom designed to develop and expand socio-dramatic play amongst children.
- L.E.A.P. Interactive® boards that engage children in hands-on learning activities

**For Staff and PC consideration:** The closest Learning Center to Riverside is in the City of Eastvale

12754 Limonite Ave. Eastvale CA 92880 United States

11.3 miles away



(951) 817-8817

12754 Limonite Ave. Eastvale CA 92880 United States

11.3 miles away (951) 817-8817

The next closest Learning Center is in Simi Valley, Calif.

*To attract a Learning Center ( really more than a child-care facility) is a very positive economic sign for our City , and for the Orangecrest area.*

















City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT

## Planning Division

### Draft Negative Declaration

1. **Case Number:** P13-0263, P13-0264, P15-0269, P15-0158 & P14-0769
2. **Project Title:** Van Buren Boulevard and Little Court
3. **Hearing Date:** September 3, 2015  
*(This case was continued off-calendar at the December 4, 2015 City Planning Commission Meeting)*
4. **Lead Agency:** City of Riverside  
Community Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522
5. **Contact Person:** Kyle Smith, AICP, Senior Planner  
**Phone Number:** (951) 826-5220
6. **Project Location:** located on an approximately 7.7 acre site, two-parcel site at 18171 Van Buren Boulevard, situated on the southwesterly corner of Van Buren Boulevard and Little Court, in Ward 4
7. **Project Applicant/Project Sponsor's Name and Address:**  
  
Property Owner/Applicant  
Mike Sadeghian  
3595 Van Buren Boulevard  
Riverside, CA 92503
8. **General Plan Designation:** Existing: VLDR – Very Low Density Residential  
Proposed: C – Commercial
9. **Existing Zoning:** Existing: R-1-1/2 Acre- SP – Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones  
Proposed: CR-SP – Commercial Retail and Specific Plan (Orangecrest) Overlay Zones

#### 10. Description of Project:

Proposal by Mike Sadeghian to consider: 1) an Amendment to the General Plan to change the General Plan land use designation of approximately 7.7 acres from VLDR – Very Low Density Residential to C – Commercial; 2) to amend the Municipal Code (Title 19) to rezone approximately 7.7 acres from the R-1-1/2 Acre- SP – Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones to CR-SP – Commercial Retail and Specific Plan (Orangecrest) Overlay Zones; 3) A Conditional Use Permit to establish an approximately 10,000 square foot day care center for up to 175 children; 4) A Conditional Use Permit to establish an approximately 2,540 drive-thru restaurant, and 5) Design Review of the plot plan and building elevations for an approximately 4,700 square foot and an approximately 6,000 square foot shell buildings for the future occupancy by commercial/retail uses, an



approximately 10,000 square foot day care center, an approximately 2,540 square foot drive-thru restaurant, an approximately 10,000 square foot two-story office building, an approximately 8,000 square foot medical office building, as well as associated surface parking.

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

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
<b>Project Site</b>	Single-family Residence	VLDR – Very Low Density Residential	R-1-1/2 Acre- SP – Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones
<b>North</b> (across Van Buren Blvd.)	Vacant, Single-family Residences (County of Riverside)	C – Commercial; VLDR – Very Low Density Residential (County of Riverside)	C-P-S – Scenic Highway Commercial; A-1 – Light Agriculture (County of Riverside)
<b>East</b>	Single-family Residences	VLDR – Very Low Density Residential	R-1-1/2 Acre- SP – Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones
<b>South</b>	Vacant	VLDR – Very Low Density Residential	R-1-1/2 Acre- SP – Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones
<b>West</b>	Vacant	C – Commercial	CR-S-2-X-SP – Commercial Retail-Two-Story-Building Setback- Specific Plan (Orangecrest) Overlay Zones

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

None

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

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. Cultural Resources Survey prepared by ECORP Consulting, Inc., March 2014
- d. Preliminary Water Quality Management Plan
- e. Orangecrest Specific Plan
- f. Habitat Assessment Prepared by Gonzalez Environmental Consulting LLC (Planning Case P06-0686)
- g. Site Access Traffic Analysis, prepared by Hall & Foreman, dated February 23, 2015

**14. Acronyms**

AICUZ -	Air Installation Compatible Use Zone Study
AQMP -	Air Quality Management Plan
AUSD -	Alvord Unified School District
CEQA -	California Environmental Quality Act
CMP -	Congestion Management Plan
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EOP -	Emergency Operations Plan
FEMA -	Federal Emergency Management Agency
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
GIS -	Geographic Information System

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

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

### DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

Printed Name & Title \_\_\_\_\_

For City of Riverside



City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT

## Planning Division

### Environmental Initial Study

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS.</b> Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1a. Response:</b> (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)</p> <p>The project involves General Plan and Zoning Code Map amendments as well as development of the approximately 7.7 acre site with an approximately 4,700 square foot and an approximately 6,000 square foot shell buildings for the future occupancy by commercial/retail uses, an approximately 10,000 square foot day care center, an approximately 2,540 square foot drive-thru restaurant, an approximately 10,000 square foot two-story office building, an approximately 8,000 square foot medical office building, as well as associated surface parking. The site surrounded by existing development where there are no scenic vistas and where direct, indirect and cumulative impacts to scenic vistas are <b>less than significant impacts</b>.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1b. Response:</b> (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City's Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)</p> <p>The General Plan 2025 designates several roadways as Scenic Boulevards and Parkways in order to protect scenic resources and enhance the visual character of Riverside. The subject site is located on the southerly side Van Buren Boulevard, designated in the General Plan as a Special/Scenic Boulevard and Parkway. It consists of hilly terrain with an average natural slope of 13.73 percent and rock outcroppings. The General Plan 2025 includes policies intended to minimize aesthetic impacts and impacts on visual resources. As well this project avoids all existing rock outcroppings and will be conditioned to be consistent with the <i>Citywide Design Guidelines</i>. Therefore, impacts to scenic resources will be <b>less than significant</b> directly, indirectly and cumulatively.</p>				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1c. Response:</b> (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines, and Orangecrest Specific Plan)</p> <p>The project involves General Plan and Zoning Code Map amendments as well as development of the approximately 7.7 acre site with an approximately 4,700 square foot and an approximately 6,000 square foot shell buildings for the future occupancy by commercial/retail uses, an approximately 10,000 square foot day care center, an approximately 2,540 square foot drive-thru restaurant, an approximately 10,000 square foot two-story office building, an approximately 8,000 square foot medical office building, as well as associated surface parking. The project will be subject to established <i>Citywide Design and Sign Guidelines</i>, which aim at ensuring the visual character of the site and its surroundings remain of a high quality and compatible. Due to all these factors, direct, indirect and cumulative impacts on the visual character and quality of the area are <b>less than significant impacts</b>.</p>				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1d. Response:</b> (Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines, Orangecrest Specific Plan)</p> <p>The proposed project will involve the introduction of new lighting typically associated with commercial development. This lighting would be similar to that which exists in the surrounding area and would not be considered significant. Additionally, the site is not within the Mount Palomar Lighting Area. The impact is <b>less than significant</b>.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. AGRICULTURE AND FOREST RESOURCES:</b>				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability &amp; General Plan 2025 FPEIR – Appendix I – Designated Farmland Table)</b></p> <p>The Project is located within an urbanized area. A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 reveals that the project site is not designated as, and is not adjacent to or in proximity to any land classified as, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively to agricultural uses</p>				
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>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)</b></p> <p>A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively.</p>				
<p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2c. Response: (Source: GIS Map – Forest Data)</b></p> <p>The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.</p>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2d. Response:</b> (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 <b>no impacts</b> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2e. Response:</b> (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, General Plan 2025 FPEIR – Appendix I – Designated Farmland Table, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data) The project is located in an urbanized area of the City. Additionally, the site is identified as urban/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. Further, the City of Riverside has no forest land that can support 10-percent native tree cover. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forest land.				
<b>3. AIR QUALITY.</b>				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3a. Response:</b> (Source: South Coast Air Quality Management District's 2007 Air Quality Management Plan (AQMP)) Projects that are consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG's modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD's AQMP, Regional Transportation Improvement Program (TRIP), and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) that are consistent with the General Plan 2025 "Typical Growth Scenario." Since the project is consistent with the General Plan 2025, it is also consistent with the AQMP. The project will have a <b>less than significant impact</b> directly, indirectly and 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3b. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 AQMP, CalEEMod, EMFAC 2007 Model) An Air Quality Model was conducted using URBEMIS 2007). 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 <b>less than significant</b> 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3c. Response:</b> (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, URBEMIS				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p align="center"><i>2007 Model or CalEEMod 2007 Model, EMFAC 2007 Model)</i></p> <p>Per the GP 2025 FPEIR, AQMP thresholds indicate future construction activities under the General Plan are projected to result in significant levels of NOx 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.</p> <p>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.</p> <p>Because the proposed project is consistent with the General Plan 2025, cumulative impacts related to criteria pollutants as a result of the project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the General Plan 2025 FPEIR. Therefore, cumulative air quality emissions impacts are <b>less than significant</b>.</p>				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3d. Response:</b> <i>(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, URBEMIS 2007 or CalEEMod, EMFAC 2007 Model)</i></p> <p>Short-term impacts associated with construction from General Plan 2025 typical build out will result in increased air emissions from grading, earthmoving, and construction activities. Mitigation Measures of the General Plan 2025 FPEIR requires individual development to employ construction approaches that minimize pollutant emissions (General Plan 2025 FPEIR MM AIR 1- MM AIR 5, e.g., watering for dust control, tuning equipment, limiting truck idling times). In conformance with the General Plan 2025 FPEIR MM AIR 1 and MM AIR 7, a CalEEMod computer model analyzed short-term construction and long-term operational related impacts of the project and determined that the proposed project would not exceed SCAQMD thresholds for short-term construction and long-term operational impacts. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations and a <b>less than significant impact</b> will occur directly, indirectly or cumulatively for this project.</p>				
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3e. Response:</b></p> <p>While exact quantification of objectionable odors cannot be determined due to the subjective nature of what is considered "objectionable," the nature of the proposed commercial project, associated infrastructure and related off-site improvements present a potential for the generation of objectionable odors associated with construction activities. Commercial operations are not typically associated with the generation of objectionable odors. However, the construction activities associated with the expected build out of the project site will generate airborne odors like diesel exhaust emissions, architectural coating applications, and on- and off-site improvement installations. However, said emissions would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the construction site. Therefore, they would not expose a substantial number of people to objectionable odors on a permanent basis. Therefore, the project will not cause objectionable odors affecting a substantial number of people and a <b>less than significant impact</b> directly, indirectly and cumulatively will occur.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES.</b> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>4a. Response:</b> (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 and Habitat Assessment Prepared by Gonzalez Environmental Consulting LLC (Planning Case P06-0686))</p> <p>A habitat assessment prepared by a qualified biologist was prepared for the project. The findings of the habitat assessment determined that the project is in compliance with the MSHCP, and shows that, 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, the project has a <b>less than significant impact</b> directly, indirectly and cumulatively to these resources.</p>				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>4b. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, and Habitat Assessment Prepared by Gonzalez Environmental Consulting LLC (Planning Case P06-0686))</p> <p>As required under the MSHCP, a habitat assessment prepared by a qualified biologist was prepared for the project. The habitat assessment finds the proposed project complies with Section 6.1.2 of the MSHCP, which outlines the requirements and protection of riparian/riverine areas and vernal pools within the plan area. Through compliance with MSHCP Section 6.1.2 and other applicable requirements, impacts to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services are found to have a <b>less than significant impact</b> directly, indirectly and cumulatively.</p>				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>4c. Response:</b> (Source: City of Riverside GIS/CADME USGS Quad Map Layer)</p> <p>The project would not have a substantial adverse effect, on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means. Therefore, a <b>less than significant impact</b> will occur directly, indirectly and cumulatively to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>				
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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
or impede the use of native wildlife nursery sites?				
<p><b>4d. Response:</b> (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage and Habitat Assessment Prepared by Gonzalez Environmental Consulting LLC (Planning Case P06-0686))</p> <p>The project has little chance to 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 <b>less than significant impact</b> 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.</p>				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>4e. Response:</b> (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, and Habitat Assessment Prepared by Gonzalez Environmental Consulting LLC (Planning Case P06-0686))</p> <p>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.</p> <p>Any project within the City of Riverside’s boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute. Any future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way, and therefore, impacts will be <b>less than significant</b>.</p>				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>4f. Response:</b> (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)</p> <p>The proposed project is consistent with the guidelines of MSHCP, including Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface and related policies in the General Plan 2025, including Policy LU-7.4. As well, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. Therefore, impacts associated with potential inconsistencies with the MSHCP will be <b>less than significant impacts</b> directly, indirectly and cumulatively to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p>				
<b>5. CULTURAL RESOURCES.</b>				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5a. Response:</b> (Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code, Cultural Resources Survey prepared by ECORP Consulting, Inc., March 2014)</p> <p>A Cultural Resources Evaluation of Prehistoric and Historic-Period Resources was prepared by ECORP Consulting, Inc.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The resources survey of the property showed that four cultural resources could be affected by the proposed development. These resources included a milling slick located on a large granite boulder, a series of milling slicks located on six separate granite outcrops, a building foundation, and a single family residence. The study concluded that these four resources are not eligible for inclusion in California Register of Historic Resources and impacts to these resources would be less than significant. As such, the study concluded that they are not historical resources defined by CEQA and recommended that no mitigation measures for cultural resources are required. However, given that the project proposes to amend the General Plan, consultation with the Native American Heritage Commission and one Native American Tribe (Pechanga) has been undertaken in accordance with SB18. The Tribe disagreed with the conclusion that the milling slicks were not significant. In response to the Tribe's concerns, the applicant has redesigned the conceptual site plan to show complete avoidance of grading near the milling slicks. As such, mitigation measures have been applied to protect any these archaeological resources and any discovered during future grading and construction. Through implementation of appropriate mitigation measures, impacts to historic &amp; archeological resources directly, indirectly and cumulatively as a result of the project can be reduced to <b>a less than significant level</b>.</p> <p><b>Mitigation measures are listed at the end of this Environmental Initial Study</b></p>				
<p>b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5b. Response:</b> (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study and Cultural Resources Survey prepared by ECORP Consulting, Inc., March 2014)</p> <p>A Cultural Resources Evaluation of Prehistoric and Historic-Period Resources was prepared by ECORP Consulting, Inc. The resources survey of the property showed that four cultural resources could be affected by the proposed development. These resources included a milling slick located on a large granite boulder, a series of milling slicks located on six separate granite outcrops, a building foundation, and a single family residence. The study concluded that these four resources are not eligible for inclusion in California Register of Historic Resources and impacts to these resources would be less than significant. As such, the study concluded that they are not historical resources defined by CEQA and recommended that no mitigation measures for cultural resources are required. However, given that the project proposes to amend the General Plan, consultation with the Native American Heritage Commission and one Native American Tribe (Pechanga) has been undertaken in accordance with SB18. The Tribe disagreed with the conclusion that the milling slicks were not significant. In response to the Tribe's concerns, the applicant has redesigned the conceptual site plan to show complete avoidance of grading near the milling slicks. As such, mitigation measures have been applied to protect any these archaeological resources and any discovered during future grading and construction. Through implementation of appropriate mitigation measures, impacts to historic &amp; archeological resources directly, indirectly and cumulatively as a result of the project can be reduced to <b>a less than significant level</b>.</p> <p><b>Mitigation measures are listed at the end of this Environmental Initial Study</b></p>				
<p>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>5c. Response:</b> (Source: General Plan 2025 Policy HP-1.3)</p> <p>This Project will be located on a site where no paleontological resources exist as defined in Section 15064.5 of the CEQA Guidelines. Therefore, <b>no impacts</b> directly, indirectly and cumulatively to paleontological resources will occur.</p>				
<p>d. Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>5d. Response:</b> (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity)</p> <p>This Project will be located on a site where no human remains exist as defined in Section 15064.5 of the CEQA Guidelines. Therefore, <b>no impacts</b> directly, indirectly and cumulatively to human remains will occur.</p>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. GEOLOGY AND SOILS.</b> Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6i. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones &amp; General Plan 2025 FPEIR Appendix E – Geotechnical Report)</b> Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that <b>no impacts</b> related to strong seismic ground will occur directly, indirectly and cumulatively.				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6ii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)</b> The San Jacinto Fault Zone located in the northeastern portion of the City, or the Elsinore Fault Zone, located in the southern portion of the City's Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed project complies with California Building Code regulations, impacts associated with strong seismic ground shaking will have <b>no impact</b> directly, indirectly and cumulatively.				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>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)</b> The project site is located in an area with 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 <b>no impact</b> directly, indirectly and cumulatively.				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6iv. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, and Storm Water Pollution Prevention Plan SWPPP)</b> The project site and its surroundings have generally flat topography and are 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 <b>no impact</b> related to landslides directly, indirectly and cumulatively.				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6b. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, and SWPPP)</b> Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 18 and 17 will ensure that soil erosion or loss of topsoil will be <b>less than significant impact</b> directly, indirectly and cumulatively.				
c. Be located on a geologic unit or soil that is unstable, or that	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
<p><b>6c. Response:</b> (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)</p> <p>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 development, grading activities, or structures. As such, the project will have <b>no impact</b> resulting in a geologic unit or soil becoming unstable resulting in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse either directly, indirectly or cumulatively.</p>				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6d. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</p> <p>Compliance with the applicable provisions of the City’s Subdivision Code- Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a <b>less than significant impact</b> level for this project directly, indirectly and cumulatively.</p>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6e. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)</p> <p>The proposed project will be served by sewer infrastructure. Therefore, the project will have <b>no impact</b>.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7a. Response:</b> The project would comply with the City's General Plan 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 of the operational phase and will not interfere with the State's goals of reducing GhG emission 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. Based upon the prepared Greenhouse Gas Analysis for this project and 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 <b>no impact</b> will occur directly, indirectly and cumulatively in this regard.				
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>7b. Response:</b> 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 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, as demonstrated in the Climate Change Analysis, will not interfere with the State's goals of reducing GhG emission 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. Based upon the prepared Climate Change Analysis for this project and 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 <b>less than significant impact</b> will occur directly, indirectly and cumulatively in this regard.				
<b>8. HAZARDS &amp; HAZARDOUS MATERIALS.</b> Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8a. Response:</b> <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i> The proposed project does not involve the transport, use, or disposal of any hazardous material. As such, the project will have <b>no impact</b> related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8b. Response:</b> <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i> The proposed project does not involve the use of any hazardous materials. As such the project will have <b>no impact</b> directly, indirectly or cumulatively for creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8c. Response:</b> <i>(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)</i></p> <p>The proposed project does not involve any emission or handling of any hazardous materials, substances or waste within one-quarter mile of an existing school because the proposed use is commercial development. Therefore, the project will have <b>no impact</b> regarding emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school directly, indirectly or cumulatively.</p>				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8d. Response:</b> <i>(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)</i></p> <p>A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have <b>no impact</b> to creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8e. Response:</b> <i>(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))</i></p> <p>The proposed project is located within Safety and/or Airport Compatibility Zone E as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for March Air Reserve Base/March Inland Port (MARB/MIP) as noted in the MARB/MIP Joint Land Use Study (JLUS). The project is subject to all requirements and conditions of the Airport Land Use Commission (ALUC) to ensure that the project is consistent with the compatibility zone as well as in compliance with the land use standards in the JLUS. Impacts related to hazards from airports are <b>less than significant impacts</b> directly, indirectly and cumulatively.</p>				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8f. Response:</b> <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP)</i></p> <p>Because the proposed project is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have <b>no impact</b> directly, indirectly or cumulatively.</p>				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8g. Response:</b> <i>(Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)</i></p> <p>All streets have been designed and/or conditioned to meet the Public Works and Fire Departments’ specifications. As part</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
of the project's construction, a temporary street closing will be necessary. Any street closing will be of short duration so as not to interfere or impede with any emergency response or evacuation plan. Therefore, the project will have a <b>less than significant impact</b> directly, indirectly and cumulatively to an emergency response or evacuation plan.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8h. Response:</b> (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside's EOP, 2002, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM's Strategic Plan)</p> <p>The proposed project is located in an urbanized area where no wildlands exist and the property is no located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore <b>no impact</b> regarding wildland fires either directly, indirectly or cumulatively from this project will occur.</p>				
<b>9. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9a. Response:</b> (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water and Project Specific Water Quality Management Plan)</p> <p>A preliminary WQMP has been submitted and approved by the Public Works Department for this project. Furthermore, under the NPDES permit managed by the RWQCB, the project is not required to institute new water quality BMPs, as no new runoff will be generated from the project. Urban runoff is currently and will continue to be conveyed by local drainage facilities developed throughout the City to regional drainage facilities, and then ultimately to the receiving waters. To address potential water contaminants, the project is required to comply with applicable Federal, State, and local water quality regulations.</p> <p>During the construction phase, a final approved WQMP will be required for the project, as well as coverage under the State's General Permit for Construction Activities, administered by the Santa Ana RWQCB. Storm water management measures will be required to be implemented to effectively control erosion and sedimentation and other construction-related pollutants during construction. Given compliance with all applicable local, state, and federal laws regulating surface water quality and the fact that the project will not result in a net increase of surface water runoff, the proposed project as designed is anticipated to result in a <b>less than significant impact</b> directly, indirectly or cumulatively to any water quality standards or waste discharge.</p>				
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9b. Response:</b> (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU Map of Water Supply Basins, RPU Urban Water Management Plan, WMWD Urban Water Management Plan)</p> <p>The proposed project is located within the Arlington Water Supply Basin. The project is required to connect to the City's sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, there will be <b>no impact</b> to groundwater supplies and recharge either directly, indirectly or cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9c. Response:</b> <i>(Source: Preliminary grading plan)</i></p> <p>The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of projects are addressed as part of the Water Quality Management Plan (WQMP) and grading permit process. Therefore, the project will have a <b>less than significant impact</b> directly, indirectly or cumulatively to existing drainage patterns.</p>				
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9d. Response:</b> <i>(Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</i></p> <p>The project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area, (i.e. through grading, ground disturbance, structures or additional paving) that would alter the existing drainage pattern of the site, alter the course of stream or river, or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore no flooding on or off-site as a result of the project will occur and there will be <b>no impact</b> directly, indirectly or cumulatively that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p>				
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9e. Response:</b> <i>(Source: Preliminary Grading Plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</i></p> <p>Within the scope of the project is the installation of storm water drainage system, specifically as described within the project description portion of this project. As the storm water drainage system will be installed concurrently with the construction of this project, the storm water drainage system will be adequately sized to accommodate the drainage created by this project. The project is expected to generate the following pollutants: sediment/turbidity, nutrients, trash and debris, oxygen demanding substances, bacteria and viruses, oil &amp; grease, and pesticides. These expected pollutants will be treated through the incorporation of the site design, source control and treatment control measures specified in the project specific WQMP. Therefore, as the expected pollutants will be mitigated through the project site design, source control, and treatment controls already integrated into the project design, the project will not create or contribute runoff water exceeding capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff and there will be a <b>less than significant impact</b> directly, indirectly or cumulatively.</p>				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9f. Response:</b> <i>(Source: Project Specific – Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</i></p> <p>The project is over one are in size and is required to have coverage under the State’s General Permit for Construction Activities (SWPPP). As stated in the Permit, during and after construction, best management practices (BMPs) will be implemented to reduce/eliminate adverse water quality impacts resulting from development. Furthermore, the City has ensured that the development does not cause adverse water quality impacts, pursuant to its Municipal Separate Storm System (MS4) permit through the project’s WQMP.</p> <p>The proposed development will increase the amount of impervious surface area in the City. This impervious area includes paved parking areas, sidewalks, roadways, and building rooftops; all sources of runoff that may carry pollutants and</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
therefore has the potential to degrade water quality. This development has been required to prepare preliminary BMP's that have been reviewed and approved by Public Works. Final BMP's will be required prior to grading permit issuance. The purpose of this requirement is to insure treatment BMP's are installed/constructed as part of the project so that the pollutants generated by the project will be treated in perpetuity. Therefore, impacts related to degrading water quality are <b>less than significant</b> directly, indirectly and 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9g. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps)</b> A review of National Flood Insurance Rate Map (Map Number 06065C0740G 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 100-year flood hazard area and the project does not involve the construction of housing. There will be <b>no impact</b> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9h. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps)</b> The project site is not located within or near a 100-year flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0740G Effective Date August 28, 2008). Therefore, the project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows and <b>no impact</b> will occur directly, indirectly or cumulatively.				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9i. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps)</b> 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 06065C0740G 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. 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 <b>no impact</b> directly, indirectly or cumulatively will occur.				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9j. Response: (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)</b> Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, <b>no impacts</b> due to tsunamis will occur directly, indirectly or cumulatively. Additionally, the proposed project site and its surroundings have generally flat topography and is within an urbanized area not within proximity to Lake Mathews, Lake Evans, the Santa Ana River, Lake Hills, Norco Hills, Box Springs Mountain Area or any of the 9 arroyos which transverse the City and its sphere of influence. Therefore, <b>no impact</b> potential for seich or mudflow exists either directly, indirectly or cumulatively.				
<b>10. LAND USE AND PLANNING:</b>				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers)</b> The project involves General Plan and Zoning Code Map amendments as well as development of the approximately 7.7 acre site with an approximately 4,700 square foot and an approximately 6,000 square foot shell buildings for the future occupancy by commercial/retail uses, an approximately 10,000 square foot day care center, an approximately 2,540 square foot drive-thru restaurant, an approximately 10,000 square foot two-story office building, an approximately 8,000 square foot medical office building, as well as associated surface parking. The proposed project has been designed, or will be				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>of the project's construction, a temporary street closing will be necessary. Any street closing will be of short duration so as not to interfere or impede with any emergency response or evacuation plan. Therefore, the project will have a <b>less than significant impact</b> directly, indirectly and cumulatively to an emergency response or evacuation plan.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8h. Response:</b> <i>(Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside's EOP, 2002, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM's Strategic Plan)</i></p> <p>The proposed project is located in an urbanized area where no wildlands exist and the property is no located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore <b>no impact</b> regarding wildland fires either directly, indirectly or cumulatively from this project will occur.</p>				
<p><b>9. HYDROLOGY AND WATER QUALITY.</b> Would the project:</p>				
<p>a. Violate any water quality standards or waste discharge requirements?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9a. Response:</b> <i>(Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water and Project Specific Water Quality Management Plan)</i></p> <p>A preliminary WQMP has been submitted and approved by the Public Works Department for this project. Furthermore, under the NPDES permit managed by the RWQCB, the project is not required to institute new water quality BMPs, as no new runoff will be generated from the project. Urban runoff is currently and will continue to be conveyed by local drainage facilities developed throughout the City to regional drainage facilities, and then ultimately to the receiving waters. To address potential water contaminants, the project is required to comply with applicable Federal, State, and local water quality regulations.</p> <p>During the construction phase, a final approved WQMP will be required for the project, as well as coverage under the State's General Permit for Construction Activities, administered by the Santa Ana RWQCB. Storm water management measures will be required to be implemented to effectively control erosion and sedimentation and other construction-related pollutants during construction. Given compliance with all applicable local, state, and federal laws regulating surface water quality and the fact that the project will not result in a net increase of surface water runoff, the proposed project as designed is anticipated to result in a <b>less than significant impact</b> directly, indirectly or cumulatively to any water quality standards or waste discharge.</p>				
<p>b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9b. Response:</b> <i>(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)</i></p> <p>The proposed project is located within the Arlington Water Supply Basin. The project is required to connect to the City's sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, there will be <b>no impact</b> to groundwater supplies and recharge either directly, indirectly or cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>conditioned to be designed, to be consistent with the fit into the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. Therefore, the project impacts related to the community are <b>less than significant</b>.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>10b. Response:</b> (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, Orangecrest Specific Plan, 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)</p> <p>Although the project is located within the boundaries of the MSHCP, it has been designed to be consistent with this plan. As well, the project is not a project of Statewide, Regional or Areawide Significance. As such, this project will have a <b>less than significant impact</b> on MSHCP directly, indirectly or cumulatively.</p>				
<p>c. Conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>10c. Response:</b> (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))</p> <p>The proposed project is consistent with the guidelines of MSHCP, including Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface and related policies in the General Plan 2025, including Policy LU-7.4. As well, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. Therefore, impacts associated with potential inconsistencies with the MSHCP will be <b>less than significant impacts</b> directly, indirectly and cumulatively to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p>				
<p><b>11. MINERAL RESOURCES.</b></p> <p>Would the project:</p>				
<p>a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>11a. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The formational material that underlies the project site is the MRZ-3 formation. This formation does not contain recoverable mineral resources or economic value. The loss of known mineral resources valuable locally or regionally would not occur because of the project and no further analysis is required. Therefore, the project will have <b>no impact</b> on mineral resources directly, indirectly or cumulatively.</p>				
<p>b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>11b. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The GP 2025 FPEIR determined that there are no specific areas with the City of Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed project is consistent with the General Plan 2025. Therefore, there is <b>no impact</b>.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
project. Therefore, there will be <b>no impact</b> on existing housing either directly, indirectly or cumulatively.				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13c. Response:</b> (Source: <i>CADME Land Use 2003 Layer</i> ) The project will not displace any people, necessitating the construction of replacement housing elsewhere because the project site is proposed on vacant land that has no existing housing or residents that will be removed or affected by the proposed project. Therefore, this project will <b>have no impact</b> on people, necessitating the need for replacement housing either directly, indirectly or cumulatively.				
<b>14. PUBLIC SERVICES.</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14a. Response:</b> (Source: <i>FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1</i> ) Adequate fire facilities and services are provided by the Riverside Fire Department 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 <b>no impacts</b> on the demand for additional fire facilities or services either directly, indirectly or cumulatively.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14b. Response:</b> (Source: <i>General Plan 2025 Figure PS-8 – Neighborhood Policing Centers</i> ) Adequate police facilities and services are provided by the Riverside Police Department to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be <b>no impact</b> on the demand for additional police facilities of services either directly, indirectly or cumulatively.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14c. Response:</b> (Source: <i>FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level, and Figure 5.13-4 – Other School District Boundaries</i> ) The project is non-residential use that will not involve the addition of any housing units that would increase numbers of school age children. Therefore, there will be <b>no impact</b> on the demand for additional school facilities or services either directly, indirectly or cumulatively.				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14d. Response:</b> (Source: <i>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</i> ) 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 <b>no impact</b> on the demand for additional park facilities or services either directly, indirectly or cumulatively.				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14e. Response:</b> (Source: <i>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 –</i>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Riverside Public Library Service Standards)</i></p> <p>Adequate public facilities and service such as libraries and communities centers and are provided to serve this project. Therefore, this project will not result in the intensification of land use and there will be <b>no impact</b> on the demand for additional public facilities or services either directly, indirectly or cumulatively.</p>				
<b>15. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>15a. Response:</b> (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</p> <p>The project will not result in an intensification of land use and therefore, there will be <b>no impact</b> on the demand for additional recreational facilities either directly, indirectly or cumulatively.</p>				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>15b. Response:</b></p> <p>The project will not include new recreational facilities or require the construction or expansion of recreational facilities; therefore, there will be <b>no impact</b> directly, indirectly or cumulatively.</p>				
<b>16. TRANSPORTATION/TRAFFIC.</b>				
Would the project result in:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16a. Response:</b> (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, Site Access Traffic Analysis, prepared by Hall &amp; Foreman, dated February 23, 2015)</p> <p>Roadway capacity is adequate to accommodate the projected traffic volumes, of the proposed project. As determined by the City Traffic Engineer, the proposed project will operate at an acceptable LOS, exceeding LOS D. Therefore, the increase in traffic in relation to the existing traffic load and capacity of the street system is <b>less than significant with mitigation</b> directly, indirectly or cumulatively. The following mitigation measures are recommended:</p> <p><b>MM Trans 1 Mitigation Measures:</b></p> <ul style="list-style-type: none"> <li>• Dauchy Avenue at Van Buren Boulevard: Modify existing traffic signal to provide for an eastbound right-turn overlap phase. Project to provide 10.8% participation, with an estimated total project contribution at \$2,160 for this improvement.</li> </ul>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> <li>• Cole Avenue / Trautwein Road at Van Buren Boulevard: Restripe south leg to include a second NB left-turn lane. Project to provide 7.9% participation, with an estimated total project contribution at \$3,950 for this improvement.</li> <li>• Wood Road at Van Buren Boulevard: Widen the intersection's west leg to include additional lanes – this has been identified as a regionally funded improvement that the project will contribute towards via TUMF.</li> </ul>				
b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16b. Response:</b> (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, Site Access Traffic Analysis, prepared by Hall &amp; Foreman, dated February 23, 2015)</p> <p>The roadway capacity of Van Buren Blvd., a principal arterial within Riverside County's Congestion Management Program (CMP), is adequate to accommodate the projected traffic volumes, of the proposed project. As determined by the City Traffic Engineer, the proposed project will operate at an LOS consistent with the CMP. In addition, the project is consistent with the Transportation Demand Management/Air Quality components of the Program. Therefore, increase in traffic in relation to the existing traffic load and capacity of the street system is <b>less than significant</b> directly, indirectly and cumulatively.</p>				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16c. Response:</b> (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), Site Access Traffic Analysis, prepared by Hall &amp; Foreman, dated February 23, 2015)</p> <p>The proposed project is located within Safety and/or Airport Compatibility Zone E as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for March Air Reserve Base/March Inland Port (MARB/MIP) as noted in the MARB/MIP Joint Land Use Study (JLUS). The project is subject to all requirements and conditions of the Airport Land Use Commission (ALUC) to ensure that the project is consistent with the compatibility zone as well as in compliance with the land use standards in the JLUS. Impacts related to hazards from airports are <b>less than significant</b> impacts directly, indirectly and cumulatively.</p>				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16d. Response:</b> (Source: Project Site Plans, Lane Striping and Signing Plans, Site Access Traffic Analysis, prepared by Hall &amp; Foreman, dated February 23, 2015)</p> <p>The proposed project is compatible with adjacent existing uses. As well, as conditioned, it will be designed so as not to cause any incompatible use or additional or any hazards to the surrounding area or general public. Therefore, the project will have a <b>less than significant impact</b> on increasing hazards through design or incompatible uses directly, indirectly or cumulatively.</p>				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16e. Response:</b> (Source: California Department of Transportation Highway Design Manual, Municipal Code, Site Access Traffic Analysis, prepared by Hall &amp; Foreman, dated February 23, 2015)</p> <p>The project has been developed in compliance with Title 18, Section 18.210.030 and the City's Fire Code Section 503 (California Fire Code 2007); therefore, there will be <b>no impact</b> directly, indirectly or cumulatively to emergency access.</p>				
f. Conflict with adopted policies, plans or programs regarding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?				
<p><b>16f. Response:</b> (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! , Site Access Traffic Analysis, prepared by Hall &amp; Foreman, dated February 23, 2015)</p> <p>The project, as designed, does not create conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). As such, the project will have <b>no impact</b> directly, indirectly or cumulatively on adopted policies, plans, or programs supporting alternative transportation.</p>				
<b>17. UTILITIES AND SYSTEM SERVICES.</b> Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>17a. Response:</b> (Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</p> <p>All new development is required to comply with all provisions of the NPDES program and the City’s Municipal Separate Sewer Permit (MS4), as enforced by the Regional Water Quality Control Board (RWQCB). Therefore, the proposed project would not exceed applicable wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City. Because the proposed project is required to adhere to the above regulations related to wastewater treatment the project will have a <b>less than significant</b> impact.</p>				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17b. Response:</b> (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, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-I - Current and Projected Water Use WMWD, Table 5.16-J - General Plan Projected Water Demand for WMWD Including Water Reliability 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area &amp; Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</p> <p>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 (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). Therefore, the project will have <b>no impact</b> resulting in the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>17c. Response:</b> (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</p> <p>The proposed project will result in an increase of impervious surface areas, which could generate increased storm water flows with potential to impact drainage facilities and require the provision of additional facilities. However, the Subdivision Code (Title 18, Section 18.48.020) requires drainage fees to be paid to the City for new construction. Fees are transferred into a drainage facilities fund that is maintained by Riverside County Flood Control and Water Conservation District. This Section also complies with the California Government Code (section 66483), which provides for the payment of fees for construction of drainage facilities. Fees are required to be paid as part of the conditions of</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>approval/waiver for filing of a final map or parcel map.</p> <p>General Plan 2025 Policies PF 4.1 and PF 4.3 require the City to continue to routinely monitor its storm drain system and to fund and improve those systems as identified in the City's Capital Improvement plan. Implementation of these policies will ensure that the City is adequately served by drainage systems. The General Plan 2025 also includes policies and programs that will minimize the environmental effects of the development of such facilities. Therefore, the project will have <b>less than significant</b> on existing storm water drainage facilities that would not require the expansion of existing facilities directly, indirectly or cumulatively.</p>				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17d. Response:</b> (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025, Table 5.16-H – Current and Projected Domestic Water Supply (acre-ft/year) WMWD Table 5.16-I Current and Projected Water Use WMWD, Table 5.16-J – General Plan Projected Water Demand for WMWD Including Water Reliability 2025, RPU Master Plan, EMWD Master Plan, WMWD Master Plan, and Highgrove Water District Master Plan)</p> <p>The project will not exceed expected water supplies. The project is consistent with the General Plan 2025 Typical Growth Scenario where future water supplies were determined to be adequate (see Tables t.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the project will have <b>no impact</b> resulting in the insufficient water supplies either directly, indirectly or cumulatively.</p>				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17e. Response:</b> (Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, and Wastewater Integrated Master Plan and Certified EIR)</p> <p>The project will not exceed wastewater treatment requirements of (Regional Water Quality Control Board). The project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). Further, the current Wastewater Treatment Master Plan anticipates and provides for this type of project. Therefore, <b>no impact</b> to wastewater treatment directly, indirectly or cumulatively will occur.</p>				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17f. Response:</b> (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)</p> <p>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, <b>no impact</b> to landfill capacity will occur directly, indirectly or cumulatively.</p>				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17g. Response:</b> (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)</p> <p>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, <b>no impacts</b> related to solid waste statutes will occur directly, indirectly or</p>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>conditioned to be designed, to be consistent with the fit into the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. Therefore, the project impacts related to the community are <b>less than significant</b>.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>10b. Response:</b> (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, Orangecrest Specific Plan, 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)</p> <p>Although the project is located within the boundaries of the MSHCP, it has been designed to be consistent with this plan. As well, the project is not a project of Statewide, Regional or Areawide Significance. As such, this project will have a <b>less than significant impact</b> on MSHCP directly, indirectly or cumulatively.</p>				
<p>c. Conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>10c. Response:</b> (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))</p> <p>The proposed project is consistent with the guidelines of MSHCP, including Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface and related policies in the General Plan 2025, including Policy LU-7.4. As well, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. Therefore, impacts associated with potential inconsistencies with the MSHCP will be <b>less than significant impacts</b> directly, indirectly and cumulatively to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p>				
<p><b>11. MINERAL RESOURCES.</b></p>				
<p>Would the project:</p>				
<p>a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>11a. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The formational material that underlies the project site is the MRZ-3 formation. This formation does not contain recoverable mineral resources or economic value. The loss of known mineral resources valuable locally or regionally would not occur because of the project and no further analysis is required. Therefore, the project will have <b>no impact</b> on mineral resources directly, indirectly or cumulatively.</p>				
<p>b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>11b. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The GP 2025 FPEIR determined that there are no specific areas with the City of Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed project is consistent with the General Plan 2025. Therefore, there is <b>no impact</b>.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. NOISE.</b> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>12a. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)  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, is not within the 60 dB CNEL and (if residential project) is not within the vicinity of commercial and industrial areas and therefore does not require an acoustical analysis. Therefore, impacts are <b>less than significant</b> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>12b. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours), FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report)  Construction related activities although short term, are the most common source of groundborne noise and vibration that could affect occupants of neighboring uses. The potential for noise and ground-borne vibration impacts related to noise land use compatibility, construction-related noise per GP 2025 FPEIR, Table 5.11-G, Vibration Source Levels for Construction Equipment, on-site stationary noise sources, and vehicular-related noise found the project to be in compliance with the City's noise standards and found impacts related to groundborne vibration and groundborne noise levels as a result of the project to be <b>less than significant</b> directly, indirectly and cumulatively based on the following findings.				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12c. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)  The proposed project does not involve uses or activities that would result in a substantial permanent increase ambient noise levels in the project vicinity above levels existing without the project. Therefore, this project will have <b>no impact</b> on existing noise levels either directly, indirectly or cumulatively.				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>12d. Response:</b> (Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report)  The primary source of temporary or periodic noise associated with the proposed project is from construction activity and				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>maintenance work. Construction noise typically involves the loudest common urban noise events associated with building demolition, grading, construction, large diesel engines, truck deliveries and hauling. 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 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 <b>less than significant</b> directly, indirectly and cumulatively.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>12e. Response:</b> (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))</p> <p>The proposed project is not located within an airport land use plan or within two miles of a public airport of public use airport and as such will have <b>no impact</b> on people residing or working in the project area to excessive noise levels either directly, indirectly or cumulatively.</p>				
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>12f. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>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 <b>no impact</b> directly, indirectly or cumulatively.</p>				
<b>13. POPULATION AND HOUSING.</b>				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>13a. Response:</b> (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)</p> <p>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. Therefore, this project will have <b>no impact</b> on population growth either directly or indirectly.</p>				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>13b. Response:</b> (Source: CADME Land Use 2003 Layer)</p> <p>The project will not displace existing housing, necessitating the construction of replacement housing elsewhere because the project site is proposed on vacant land that has no existing housing that will be removed or affected by the proposed</p>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
project. Therefore, there will be <b>no impact</b> on existing housing either directly, indirectly or cumulatively.				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13c. Response:</b> (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 vacant land that has no existing housing or residents that will be removed or affected by the proposed project. Therefore, this project will <b>have no impact</b> on people, necessitating the need for replacement housing either directly, indirectly or cumulatively.				
<b>14. PUBLIC SERVICES.</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14a. Response:</b> (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1) Adequate fire facilities and services are provided by the Riverside Fire Department 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 <b>no impacts</b> on the demand for additional fire facilities or services either directly, indirectly or cumulatively.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14b. Response:</b> (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers) Adequate police facilities and services are provided by the Riverside Police Department to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be <b>no impact</b> on the demand for additional police facilities of services either directly, indirectly or cumulatively.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14c. Response:</b> (Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level, and Figure 5.13-4 – Other School District Boundaries) The project is non-residential use that will not involve the addition of any housing units that would increase numbers of school age children. Therefore, there will be <b>no impact</b> on the demand for additional school facilities or services either directly, indirectly or cumulatively.				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14d. Response:</b> (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 <b>no impact</b> on the demand for additional park facilities or services either directly, indirectly or cumulatively.				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14e. Response:</b> (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 –				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Riverside Public Library Service Standards)</i></p> <p>Adequate public facilities and service such as libraries and communities centers and are provided to serve this project. Therefore, this project will not result in the intensification of land use and there will be <b>no impact</b> on the demand for additional public facilities or services either directly, indirectly or cumulatively.</p>				
<b>15. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>15a. Response:</b> (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</p> <p>The project will not result in an intensification of land use and therefore, there will be <b>no impact</b> on the demand for additional recreational facilities either directly, indirectly or cumulatively.</p>				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>15b. Response:</b></p> <p>The project will not include new recreational facilities or require the construction or expansion of recreational facilities; therefore, there will be <b>no impact</b> directly, indirectly or cumulatively.</p>				
<b>16. TRANSPORTATION/TRAFFIC.</b>				
Would the project result in:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16a. Response:</b> (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, Site Access Traffic Analysis, prepared by Hall &amp; Foreman, dated February 23, 2015)</p> <p>Roadway capacity is adequate to accommodate the projected traffic volumes, of the proposed project. As determined by the City Traffic Engineer, the proposed project will operate at an acceptable LOS, exceeding LOS D. Therefore, the increase in traffic in relation to the existing traffic load and capacity of the street system is <b>less than significant with mitigation</b> directly, indirectly or cumulatively. The following mitigation measures are recommended:</p> <p><b>MM Trans 1 Mitigation Measures:</b></p> <ul style="list-style-type: none"> <li>• Dauchy Avenue at Van Buren Boulevard: Modify existing traffic signal to provide for an eastbound right-turn overlap phase. Project to provide 10.8% participation, with an estimated total project contribution at \$2,160 for this improvement.</li> </ul>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> <li>• Cole Avenue / Trautwein Road at Van Buren Boulevard: Restripe south leg to include a second NB left-turn lane. Project to provide 7.9% participation, with an estimated total project contribution at \$3,950 for this improvement.</li> <li>• Wood Road at Van Buren Boulevard: Widen the intersection's west leg to include additional lanes – this has been identified as a regionally funded improvement that the project will contribute towards via TUMF.</li> </ul>				
b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16b. Response:</b> (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, Site Access Traffic Analysis, prepared by Hall &amp; Foreman, dated February 23, 2015)</p> <p>The roadway capacity of Van Buren Blvd., a principal arterial within Riverside County's Congestion Management Program (CMP), is adequate to accommodate the projected traffic volumes, of the proposed project. As determined by the City Traffic Engineer, the proposed project will operate at an LOS consistent with the CMP. In addition, the project is consistent with the Transportation Demand Management/Air Quality components of the Program. Therefore, increase in traffic in relation to the existing traffic load and capacity of the street system is <b>less than significant</b> directly, indirectly and cumulatively.</p>				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16c. Response:</b> (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), Site Access Traffic Analysis, prepared by Hall &amp; Foreman, dated February 23, 2015)</p> <p>The proposed project is located within Safety and/or Airport Compatibility Zone E as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for March Air Reserve Base/March Inland Port (MARB/MIP) as noted in the MARB/MIP Joint Land Use Study (JLUS). The project is subject to all requirements and conditions of the Airport Land Use Commission (ALUC) to ensure that the project is consistent with the compatibility zone as well as in compliance with the land use standards in the JLUS. Impacts related to hazards from airports are <b>less than significant</b> impacts directly, indirectly and cumulatively.</p>				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16d. Response:</b> (Source: Project Site Plans, Lane Striping and Signing Plans, Site Access Traffic Analysis, prepared by Hall &amp; Foreman, dated February 23, 2015)</p> <p>The proposed project is compatible with adjacent existing uses. As well, as conditioned, it will be designed so as not to cause any incompatible use or additional or any hazards to the surrounding area or general public. Therefore, the project will have a <b>less than significant impact</b> on increasing hazards through design or incompatible uses directly, indirectly or cumulatively.</p>				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16e. Response:</b> (Source: California Department of Transportation Highway Design Manual, Municipal Code, Site Access Traffic Analysis, prepared by Hall &amp; Foreman, dated February 23, 2015)</p> <p>The project has been developed in compliance with Title 18, Section 18.210.030 and the City's Fire Code Section 503 (California Fire Code 2007); therefore, there will be <b>no impact</b> directly, indirectly or cumulatively to emergency access.</p>				
f. Conflict with adopted policies, plans or programs regarding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?				
<p><b>16f. Response:</b> (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! , Site Access Traffic Analysis, prepared by Hall &amp; Foreman, dated February 23, 2015)</p> <p>The project, as designed, does not create conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). As such, the project will have <b>no impact</b> directly, indirectly or cumulatively on adopted policies, plans, or programs supporting alternative transportation.</p>				
<b>17. UTILITIES AND SYSTEM SERVICES.</b>				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>17a. Response:</b> (Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</p> <p>All new development is required to comply with all provisions of the NPDES program and the City's Municipal Separate Sewer Permit (MS4), as enforced by the Regional Water Quality Control Board (RWQCB). Therefore, the proposed project would not exceed applicable wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City. Because the proposed project is required to adhere to the above regulations related to wastewater treatment the project will have a <b>less than significant</b> impact.</p>				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17b. Response:</b> (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, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-I - Current and Projected Water Use WMWD, Table 5.16-J - General Plan Projected Water Demand for WMWD Including Water Reliability 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area &amp; Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</p> <p>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 (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). Therefore, the project will have <b>no impact</b> resulting in the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>17c. Response:</b> (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</p> <p>The proposed project will result in an increase of impervious surface areas, which could generate increased storm water flows with potential to impact drainage facilities and require the provision of additional facilities. However, the Subdivision Code (Title 18, Section 18.48.020) requires drainage fees to be paid to the City for new construction. Fees are transferred into a drainage facilities fund that is maintained by Riverside County Flood Control and Water Conservation District. This Section also complies with the California Government Code (section 66483), which provides for the payment of fees for construction of drainage facilities. Fees are required to be paid as part of the conditions of</p>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>approval/waiver for filing of a final map or parcel map.</p> <p>General Plan 2025 Policies PF 4.1 and PF 4.3 require the City to continue to routinely monitor its storm drain system and to fund and improve those systems as identified in the City's Capital Improvement plan. Implementation of these policies will ensure that the City is adequately served by drainage systems. The General Plan 2025 also includes policies and programs that will minimize the environmental effects of the development of such facilities. Therefore, the project will have <b>less than significant</b> on existing storm water drainage facilities that would not require the expansion of existing facilities directly, indirectly or cumulatively.</p>				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17d. Response:</b> (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025, Table 5.16-H – Current and Projected Domestic Water Supply (acre-ft/year) WMWD Table 5.16-I Current and Projected Water Use WMWD, Table 5.16-J – General Plan Projected Water Demand for WMWD Including Water Reliability 2025, RPU Master Plan, EMWD Master Plan, WMWD Master Plan, and Highgrove Water District Master Plan)</p> <p>The project will not exceed expected water supplies. The project is consistent with the General Plan 2025 Typical Growth Scenario where future water supplies were determined to be adequate (see Tables t.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the project will have <b>no impact</b> resulting in the insufficient water supplies either directly, indirectly or cumulatively.</p>				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17e. Response:</b> (Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, and Wastewater Integrated Master Plan and Certified EIR)</p> <p>The project will not exceed wastewater treatment requirements of (Regional Water Quality Control Board). The project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). Further, the current Wastewater Treatment Master Plan anticipates and provides for this type of project. Therefore, <b>no impact</b> to wastewater treatment directly, indirectly or cumulatively will occur.</p>				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17f. Response:</b> (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)</p> <p>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, <b>no impact</b> to landfill capacity will occur directly, indirectly or cumulatively.</p>				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17g. Response:</b> (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)</p> <p>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, <b>no impacts</b> related to solid waste statutes will occur directly, indirectly or</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
cumulatively.				
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>18a. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, and Habitat Assessment Prepared by Gonzalez Environmental Consulting LLC (Planning Case P06-0686), 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 site specific Cultural Resources Survey prepared by ECorp Consulting, Inc., March 2014)</p> <p>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 <b>less than significant</b>. 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 <b>be less than significant</b>.</p>				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>18b. Response:</b> (Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)</p> <p>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 <b>less than significant</b>.</p>				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>18c. Response:</b> (Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</p> <p>Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology &amp; 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 <b>less than significant</b>.</p>				

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

***Staff Recommended Mitigation Measures***

<b>Impact Category</b>	<b>Mitigation Measures</b>	<b>Implementation Timing</b>	<b>Responsible Monitoring Party<sup>1</sup></b>	<b>Monitoring/Reporting Method</b>
<b>Cultural Resources</b>	<b>MM Cultural 1:</b> If encountered during grading and construction activities, avoidance is the preferred treatment for known prehistoric and historical archaeological sites and sites containing Native American human remains. Where feasible, project plans shall be developed to avoid known archaeological resources and sites containing human remains. Where avoidance of construction impacts is possible, the site shall be landscaped in a manner which will ensure that indirect impacts from increased public availability to these sites are avoided. Where avoidance is selected, archaeological resource sites and sites containing Native American human remains shall be placed within permanent conservation easements or dedicated open space areas.	Site-Specific Environmental Review and/or prior to the issuance of a demolition and/or grading permit.	Planning Division  Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Cultural 2:</b> Future development of the project site, including all grading and construction plans, shall include complete avoidance of site CA-RIV-4732 and CA-RIV-8098 as identified in the Cultural Resources Survey prepared for this project, including all grading and construction on or in close proximity to these sites.	Prior to issuance of grading and construction permit.	Planning Division  Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Cultural 3:</b> If, after consultation with the appropriate Tribe, the project archaeologist and the project engineer/architect, and in accordance with the law, avoidance and/or preservation in place of known prehistoric and historical archaeological resources and sites containing Native American human remains are not feasible management options, the following mitigation measures shall be initiated: a. Prior to the issuance of a grading permit for a project, the City's consultant shall develop a Phase II (i.e., test-level) Research Design detailing how the archaeological resources investigation will be executed and providing specific research questions that will be addressed through the Phase II Testing Program. In general terms, the Phase II Testing Program should be designed to define site boundaries further and to assess the structure, content, nature, and depth of subsurface cultural deposits and features. Emphasis should also be	Prior to issuance of grading permit.	Planning Division	Issuance of grading permit.

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



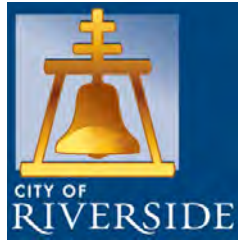
Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p>placed on assessing site integrity, cultural significance and the site's potential to address regional archaeological research questions. These data should be used for two purposes: to discuss culturally sensitive recovery options with the appropriate Tribe(s) if the resource is of Native American origins, and to address the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility for the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The Research Design shall be submitted to the City's Cultural Heritage Board and/or Cultural Heritage Board staff and the appropriate Tribe for review and comment. Tribal comments must be received by the City Planning Division within 45 days. The City shall consider all comments, require revisions, if deemed necessary by the report writer and approve a final Research Design which shall be implemented. For sites determined ineligible for listing on either the CRHR or NRHP, execution of the Phase II Testing Program would suffice as the necessary level of data recovery and mitigation of project impacts to this resource.</p> <p>b. A participant-observer from the appropriate Native American Band or Tribe shall be used during all archaeological excavations involving sites of Native American concern.</p> <p>c. After approval of the Research Design and prior to the issuance of a grading permit, the City's consultant shall complete the Phase II Testing Program as specified in the Research Design. The results of this Program shall be presented in a technical report that follows the County of Riverside's Outline for Archaeological Testing. The Phase II Report shall be submitted to the appropriate Tribe and the City's Cultural Heritage Board for review and comment.</p> <p>d. If the cultural resource is identified as being potentially eligible for either the CRHR or NRHP, a Phase III Data Recovery Program to mitigate project effects should be initiated. The Data Recovery Treatment Plan detailing the objectives of the Phase III Program should be developed, in consultation with the appropriate Tribe, and contain specific testable hypotheses pertinent to the Research Design and</p>			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p>relative to the sites under study. The Phase III Data Recovery Treatment Plan should be submitted to the City's Cultural Heritage Board and/or the Cultural Heritage Board's staff and the appropriate Tribe for review and comment. Tribal comments must be received by the City Planning Division within 45 days. The City shall consider all comments, require revisions, if deemed necessary by the report writer and approve a final Treatment Plan which shall be implemented.</p> <p>e. After approval of the Treatment Plan, the Phase III Data Recovery Program for affected, eligible sites should be completed. Typically, a Phase III Data Recovery Program involves the excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as being eligible for listing on the CRHR or NRHP. Again, a participant-observer from the appropriate Native American Band or Tribe shall be used during archaeological data-recovery excavations involving sites of Native American concern. At the conclusion of the Phase III Program, a Phase III Data Recovery Report should be prepared, following the County of Riverside's Outline for Archaeological Mitigation or Data Recovery. The Phase III Data Recovery Report should be submitted to the appropriate Tribe and the City's Cultural Heritage Board for review.</p> <p>f. All archaeological materials recovered during implementation of the Phase II Testing or Phase III Data Recovery programs would be subject to analysis and/or processing as outlined in the Treatment Plan. If materials are of the type which will be transferred to a curation facility, they should be cleaned, described in detail, and analyzed including laboratory and analytical analysis. Materials to be curated may include archaeological specimens and samples, field notes, feature and burial records, maps, plans, profile drawings, photo logs, photographic negatives, consultants' reports of special studies, and copies of the final technical reports. All project related collections subject to curation should be suitably packaged and transferred to facility that meets the standards of 36 CFR 79 for long-term storage. Culturally sensitive treatment of certain artifacts may require treatment other than curation and as specified in the Treatment Plan, but it should</p>			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p>be noted that provisions of the Native American Graves Protection Repatriation Act (NAGPRA) pertaining to Native American burials, sacred objects, and objects of cultural patrimony would come into effect when ownership of the collections transfer to a curation repository that receives Federal funding, unless otherwise agreed to with non-curation methods of treatment.</p> <p>The project proponent should bear the expense of identification, evaluation, and treatment of all cultural resources directly or indirectly affected by project-related construction activity. Such expenses may include, archaeological and Native American monitoring, pre-field planning, field work, post-field analysis, research, interim and summary report preparation, and final report production (including draft and final versions), and costs associated with the curation of project documentation and the associated artifact collections. On behalf of the City and the project proponent, the final technical reports detailing the results of the Phase II Testing or Phase III Data Recovery programs should be submitted to the appropriate Native American Tribe and to the Eastern Information Center (EIC) of the California Historical Resources Information System (CHRIS) for their information and where it would be available to other researchers.</p>			
	<p><b>MM Cultural 4:</b> The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:</p> <ol style="list-style-type: none"> <li>In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity.</li> <li>If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the</li> </ol>	Prior to issuance of grading permit.	<p>Individual grading contractors</p> <p>Registered Professional Archaeologist</p>	<p>Compliance with Project Conditions of Approval.</p> <p>Final report to City Planning Division from archeologist; if resources are found.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p>discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.</p> <p>In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
<b>Transportation</b>	<b>MM Trans 1</b> Mitigation Measures: <ul style="list-style-type: none"> <li>• Dauchy Avenue at Van Buren Boulevard: Modify existing traffic signal to provide for an eastbound right-turn overlap phase. Project to provide 10.8% participation, with an estimated total project contribution at \$2,160 for this improvement.</li> <li>• Cole Avenue / Trautwein Road at Van Buren Boulevard: Restripe south leg to include a second NB left-turn lane. Project to provide 7.9% participation, with an estimated total project contribution at \$3,950 for this improvement.</li> <li>• Wood Road at Van Buren Boulevard: Widen the intersection's west leg to include additional lanes – this has been identified as a regionally funded improvement that the project will contribute towards via TUMF.</li> </ul>	Site-Specific Environmental Review.	Planning Division  Public Works Department	Compliance with Project Conditions of Approval.



## Planning Cases P13-0263, P13-0264, P14-0769, P15-0269, P15-0158

Community & Economic Development  
Department

City Planning Commission  
Item # 3  
September 3, 2015

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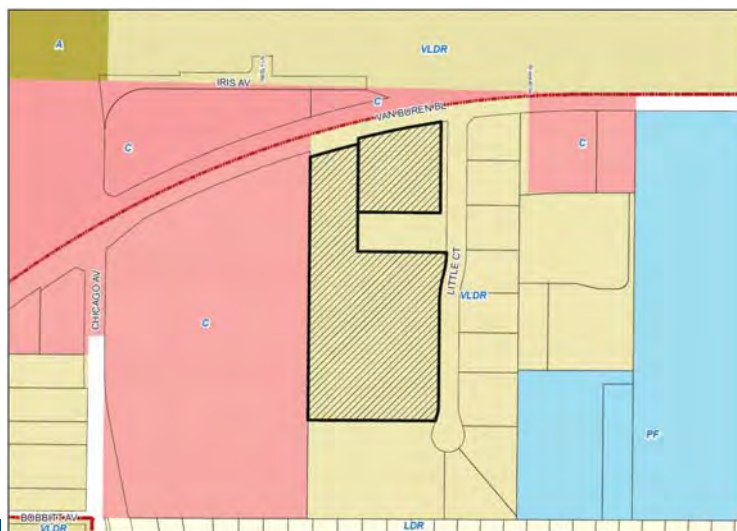
## 2012 AERIAL PHOTO



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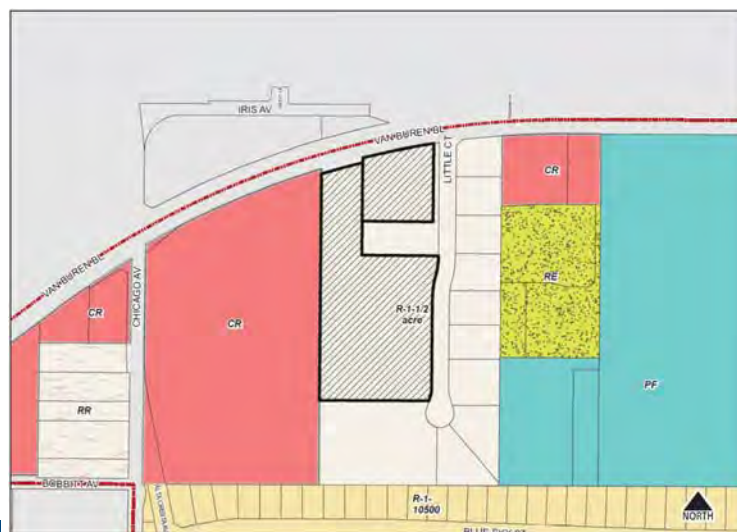


## EXISTING GENERAL PLAN



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## EXISTING ZONING



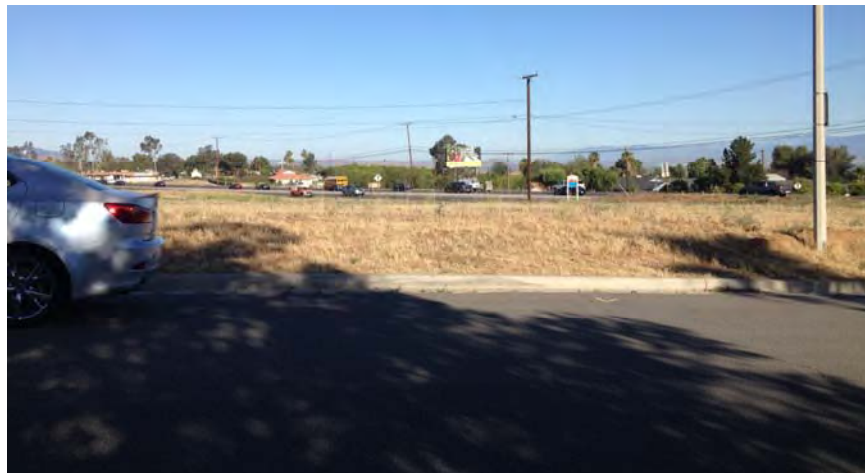
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## SITE PHOTO



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## SITE PHOTO



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## SITE PHOTO



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## SITE PHOTO



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## PROPOSAL

- General Plan Amendment
- Zone Change
- Design Review
- Conditional Use Permit (Drive Thru business)
- Conditional Use Permit (Day Care Center)



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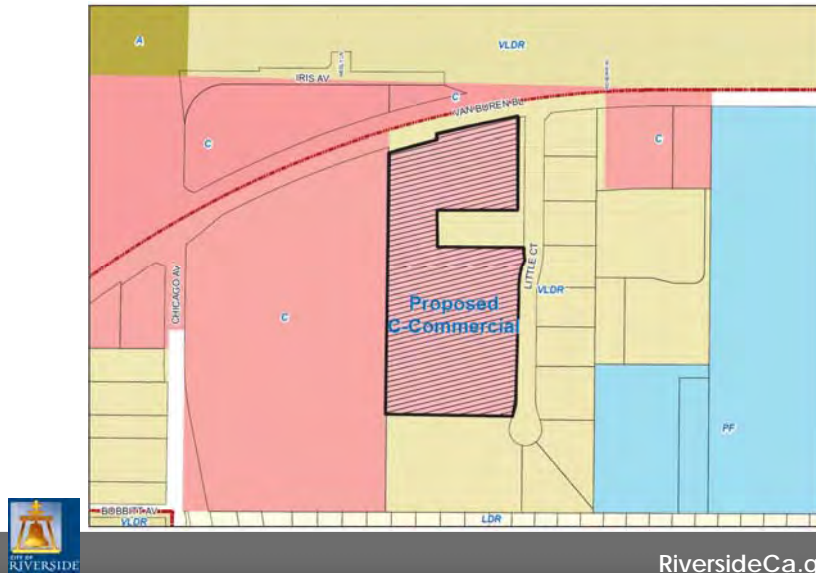
## PROPOSAL

- A 4,700 square foot shell building for future commercial/retail;
- A 6,000 square foot shell buildings for future commercial/retail;
- A 10,000 square foot day care center;
- A 2,540 square foot drive-thru restaurant;
- A 10,000 square foot two-story office building; and
- A 8,000 square foot medical office building



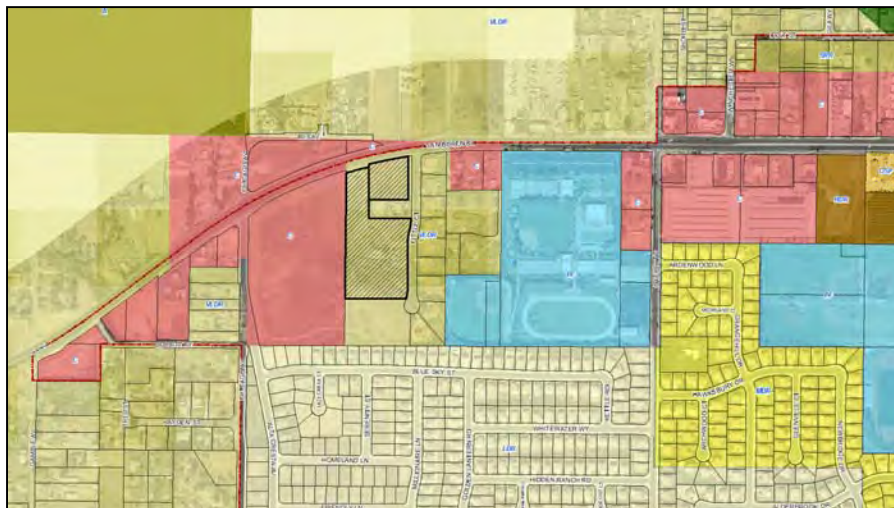
RiversideCa.gov

## PROPOSED GENERAL PLAN



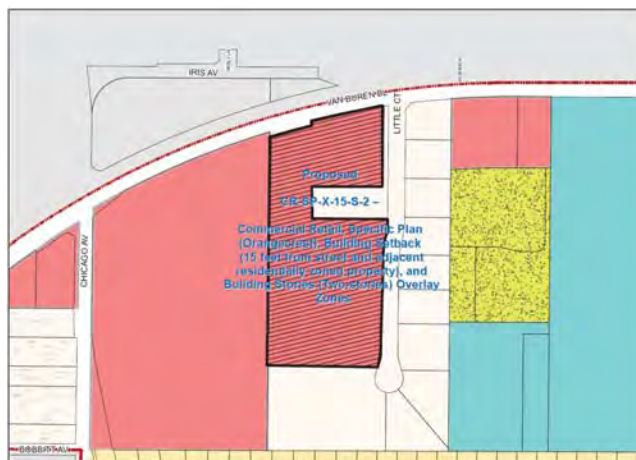
RiversideCa.gov

## GENERAL PLAN



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## PROPOSED ZONING

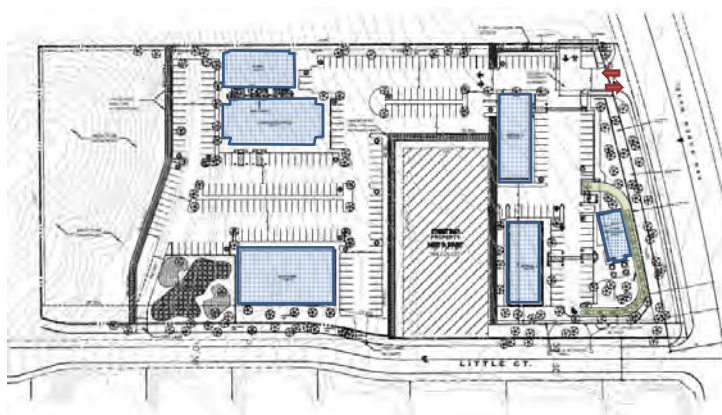


**CR-SP-X-15-S-2 – Commercial Retail, Specific Plan (Orangecrest), Building Setback (15 feet from street and adjacent residentially zoned property), and Building Stories (Two-stories) Overlay Zones.**

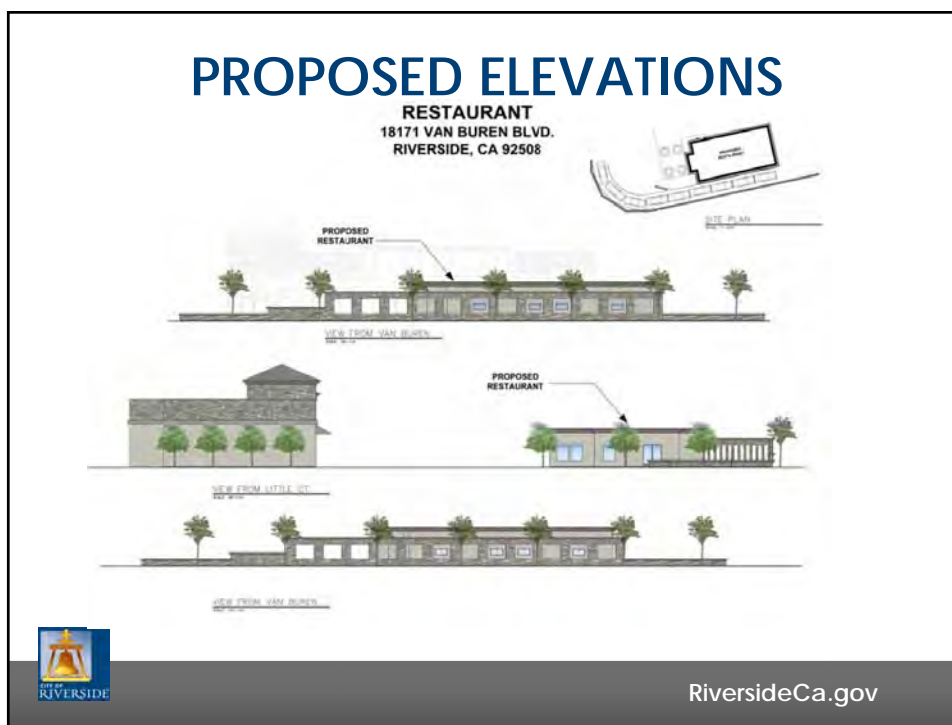
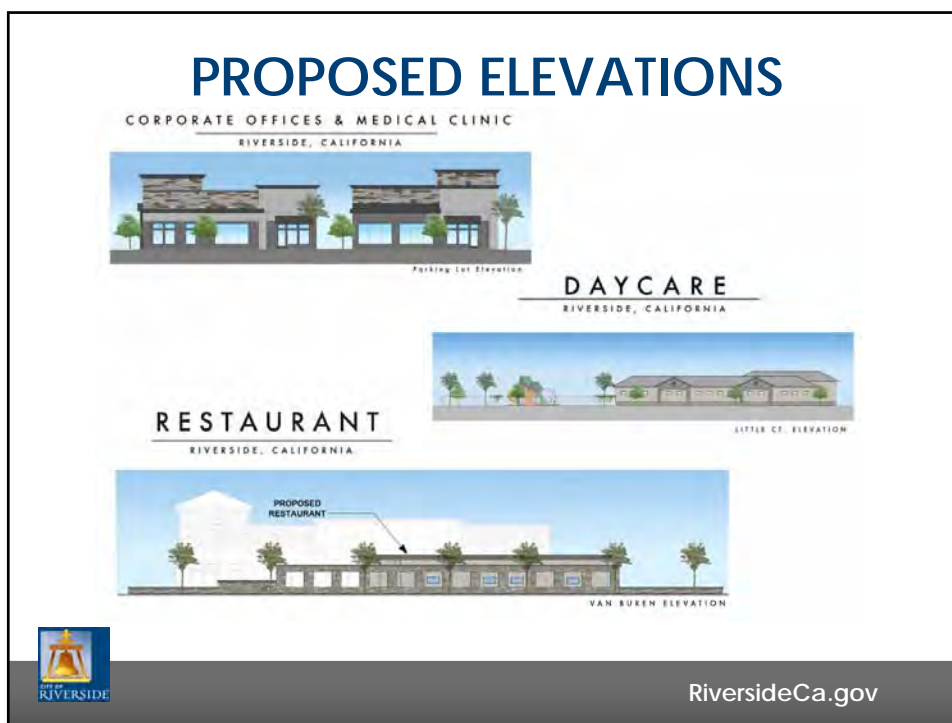


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## PROPOSED SITE PLAN



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# PROPOSED ELEVATIONS

18171 VAN BUREN BLVD.  
RIVERSIDE, CA 92508



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# CONCEPTUAL LANDSCAPE PLAN



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## RECOMMENDATION

That the City Planning Commission:

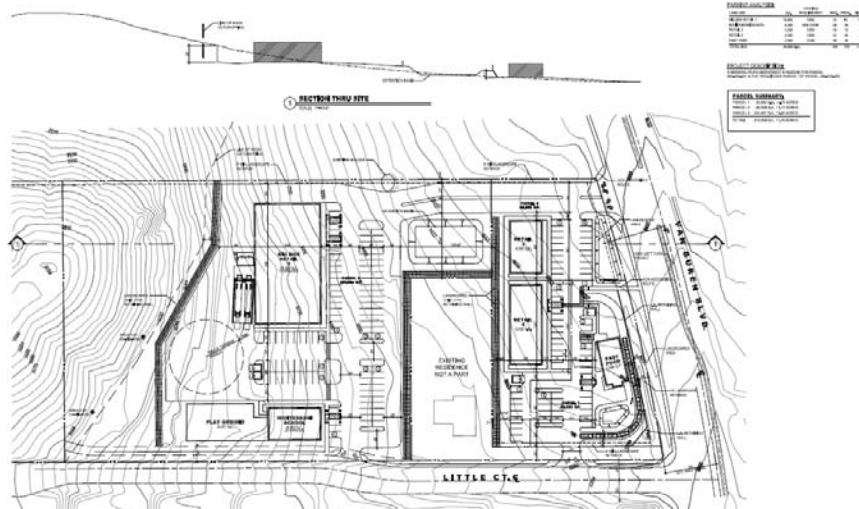
1. **RECOMMEND** that the City Council **DETERMINE** that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record, and recommend City Council adoption of a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
2. **RECOMMEND APPROVAL** of Planning Cases P13-0263 (General Plan Amendment), P13-0264 (Zone Change), P14-0769 (Design Review), P15-0269 (Conditional Use Permit), P15-0158 (Conditional Use Permit), 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 exhibits 6-11 as approved project plans, subject to recommended conditions of approval.



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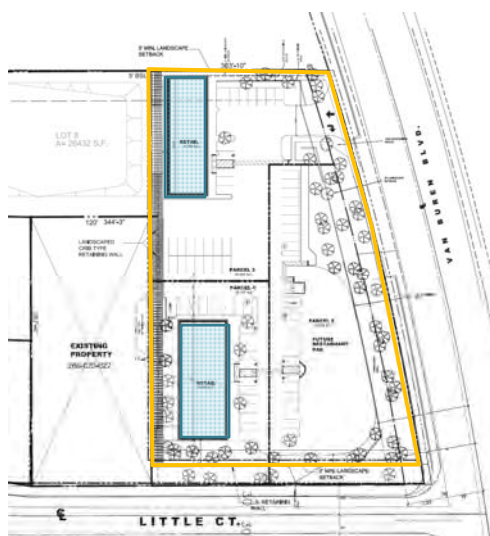


## May 2014 Conceptual Site Plan



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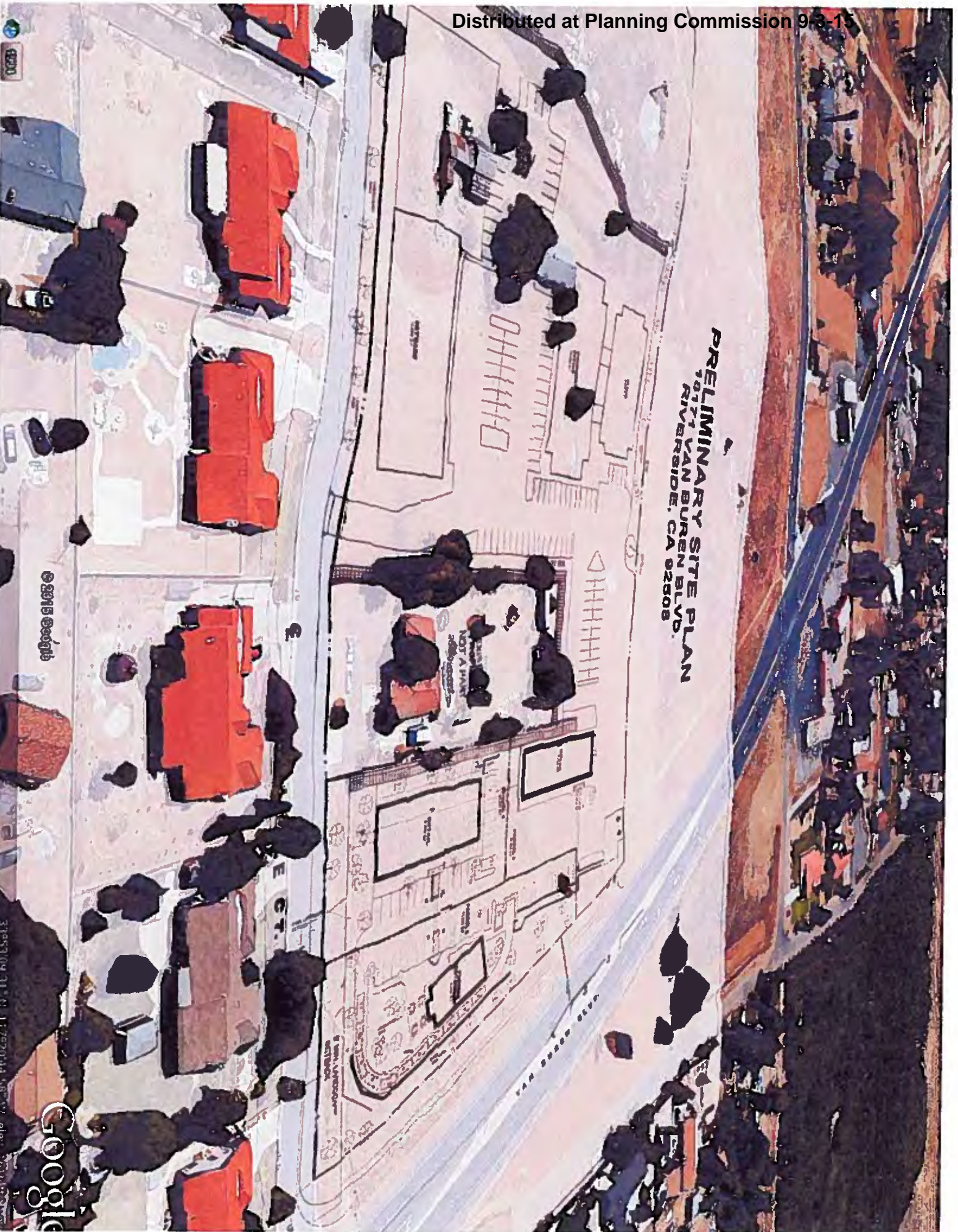
## DECEMBER 2014 SITE PLAN



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**PRELIMINARY SITE PLAN  
10771 VAN BUREN BLVD.  
RIVERSIDE, CA 92508**



© 2015 Google

33°53'09.31"N 117°20'44.56"W elev: 2010 ft

Google

DON & TAMI BURKLUND

16240 LITTLE CT 780-6628

WE HAVE SERIOUS OBJECTIONS  
TO THE PROPOSED PLAN FOR THE  
LITTLE CT PROJECT BY M. SADEGHIAN

1. WAY TOO MUCH TRAFFIC ON LITTLE CT
2. NO LEFT TURN OFF OF LITTLE CT
3. NO LEFT TURN ONTO LITTLE CT
4. VERY DANGEROUS CORNER. RESTRICTED  
VIEW
5. DECREASE OUR PROPERTY VALUES
6. MAKE LITTLE CT UNSAFE FOR EMERGENCY  
VEHICLES
7. UNFINISHED CUL DE SAC MAKE TURN AROUND  
DANGEROUS