



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Mitigated Negative Declaration

AGENDA ITEM NO.:

WARD: 2

1. **Case Number:** P14-0683 (General Plan), P4-0684 (Rezoning), P14-0685 (Plot Plan), P15-1080 (Variance), P15-1081 (Variance), and P15-1082 (Grading Exception)
2. **Project Title:** Quail Run Apartments
3. **Hearing Date:** January 21, 2016 (Planning Commission) Continued to May 19, 2016
4. **Lead Agency:**
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Brian Norton, Associate Planner
Phone Number: (951) 826-2308
6. **Project Location:** The project site is located on the northwesterly corner of the intersection of Quail Run Road and Central Avenue in the City of Riverside, California as identified in **Figure 1 – Project Location.**

<u>APN</u>	<u>Subdivision Name</u>
253-240-020	PM 22871, por. of Parcel 4
253-240-028	PM 22871, Parcel 3
253-260-020	PM 22871, por. of Parcel 4

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

Applicant/Engineer
SDH & Associates
Attn: Steve Sommers
5225 Canyon Crest Drive
Riverside, CA 92627

Developer
ALFA Limited
Attn: Cliff Jones
169-F East 21st Street
Costa Mesa, CA 92627

8. **Existing and Proposed General Plan Designation and Zoning:**

General Plan Designation		Zoning	
Existing	Proposed	Existing	Proposed
Open Space/Natural Resources (OS)	Open Space/Natural Resources (OS)	PF – Public Facilities	PF – Public Facilities
	Medium Density Residential (MHDR)	PF – Public Facilities	R-3-3000 – Multi-Family Residential
	Medium Density Residential (MHDR)	R-1-7000 – Single Family Residential	R-3-3000 – Multi-Family Residential
Medium Density Residential (MHDR)	Medium Density Residential (MHDR)	R-3-3000 – Multi-Family Residential	R-3-3000 – Multi-Family Residential

Refer to **Figure 2 – General Plan Amendment** and **Figure 3 – Zone Change Amendment**

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

The proposed Project is the Quail Run Apartments, a multi-family residential development generally located at the northwest corner of Central Avenue and Quail Run Road. The total project site encompasses approximately 30.9 gross acres, with the apartment complex being developed on approximately 16 acres of the southerly portions of APNs 253-240-020 and 253-240-028 as shown on **Figure 4 – Site Plan**. Furthermore, although no development is proposed to occur on APN 253-260-020, this parcel is also a part of the Project site. The apartment complex will consist of 13 apartment buildings containing a total of 216 one and two bedroom units. The Project will provide a total of 383 parking spaces consisting of: 156 garage spaces, 99 open stalls, and 138 carport spaces. The Project also includes 9.9 acres of common open space areas, of which approximately 7.1 acres are set aside as scenic open space. The remaining approximately 2.8 acres of common open space will be located throughout the complex for resident enjoyment.

The Project is designed to integrate not only with the surrounding urban development, but also with the existing on-site biological resources, which will be preserved and enhanced through the restoration of 6.18 acres habitat as discussed below. Amenities include two raised viewing decks and space with interpretive signage explaining the wildlife viewshed, a walking nature trail, bench seating and picnic tables located throughout the apartment complex, a large open space turf area, pool and spa, a recreation center with a separate bar-be-que area, a covered pavilion, par-course exercise stations, an indoor workout room, and a business center at the project's leasing building.

In order to balance the earthwork on site and avoid importing soil, the northern portion of the project site will be used as a borrow area for this Project. Approximately 89,900 cubic yards (CY) of soil will be removed from the borrow site in the northern portion of the Project site (see **Figure 4 – Site Plan**) and transported using an existing dirt access road on the western portion of the Project site to create the area on the southern portion of the Project site upon which the internal access roads, parking lots, and building will be constructed. **Exhibits 1 through 3** show the Project's proposed cut and fill, pre-Project elevations, and post-Project elevations, respectively.

The Project's grading plan has been designed to completely avoid and preserve in place a 1.4 acre riparian/riverine area identified on **Figure 4 – Site Plan** as "No Grading Proposed." After consultation with the Western Riverside County Regional Conservation Agency (RCA), United States Fish and Wildlife Service (Service), California Department of Fish and Wildlife (CDFW), and the Santa Ana Regional Water Quality Control Board (Regional Board), and a site visit with staff from the Service, CDFW, and Regional Board, the Project's original grading plan was revised to accommodate full on-site mitigation for permanent impacts to 0.81 acres of alluvial fan scrub habitat, temporary impacts to 0.08 acres of willow-mulefat woodland, 0.29 acres of mulefat scrub, 0.07 acres of riverine, and 4.93 acres of alluvial fan sage scrub

habitats by replacing/restoring these habitats with the same habitats at a 1:1 ratio. The restored habitat will be placed in a conservation easement that will be managed by the Riverside Land Conservancy. **Exhibit 4** shows the location of the various plant communities on site and the areas in which there will be temporary and permanent impacts.

Because the Project will impact riparian/riverine habitat the Western Riverside Habitat Conservation Plan (MSHCP) requires preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP). A DBESP was prepared for the Project and submitted to the RCA, Service, and CDFW for review. A portion of the Project site is also within an MSHCP Criteria Cell; thus, Joint Project Review (JPR) is required. The DBESP and JPR processes have been completed. The Project was assigned JPR #15-04-15-01 and it was determined that the Project is consistent with the MSHCP provided the City, as MSHCP Permittee, incorporates the following as conditions of Project Approval:

- Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. According to the Habitat Assessment, the project shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared to the existing conditions. Additionally, stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. The project may use a variety of methods including natural detention basins, grass swales, or mechanical trapping devices.
- Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure, which are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and run-off. According to the Habitat Assessment, measures such as those employed to address drainage issues above shall be implemented.
- Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. According to the Habitat Assessment, the majority of the proposed project will be constructed during the daytime. No proposed lighting is included once construction is completed. The Project shall be designed to prevent light spill into the Box Springs Creek during construction and from car headlights once completed.
- Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. According to the Habitat Assessment, noise would not exceed residential noise standards. The Project shall be designed to reduce noise impacts from construction and operation to the Box Springs Creek.
- Consider the invasive, non-native plant species listed in *Table 6-2* of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

- Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or appropriate mechanisms.
- Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

As required by the JPR, a Habitat Restoration and Management Plan (HRMP) is being prepared for the Project. The HRMP takes into consideration the existing habitat and post-construction contours and elevations so any restored vegetation will not wash away during high-flow storm events. To maximize the success of establishing native plants within the restoration site, topsoil including seeds and vegetative materials from the Project site's disturbed areas will be collected prior to grading and borrow activities. These seeds will be appropriately stored to maintain viability between the time they are collected and the time of installation into the restoration sites. Willowfat, cottonwood, and mulefat, may be generated from large cuttings (referred to as poles). Poles can be collected from mature trees and shrubs without causing any harm to these plants. Because poles cannot be stored for longer than several weeks, poles will be collected from mature plants on undisturbed areas of the Project site for use in the restoration area. The restored area will be placed on a Conservation Easement with the Riverside Land Conservancy (RLC). The RLC will be responsible for the maintenance of the restored and conserved areas on the Project site in perpetuity. Prior to the commencement of any grading on the Project site, the City must approve the HRMP, this requirement is incorporated as mitigation measure **MM Bio 3** as discussed in Response 4b.

The proposed Project includes the following land use applications:

P14-0683 General Plan Amendment: Implementation and development of the project requires an amendment to the City's General Plan (GP) to change the land use designation for the Project site. The proposed GPA will change the land use designation of approximately 11.8 acres from Open Space/Natural Resources (OS) to Medium High Density Residential (MHDR) the remainder of the Project site will remain as OS. Refer to **Figure 2 – General Plan Amendment**.

P14-0684 Zone Change. A change of zone to the adopted Municipal Code Title 19 – Zoning Article, Chapter 19.810- Zoning Code Text/Map Amendment is proposed to rezone approximately 8.7 acres from Public Facilities to R-3-3000 Multi-Family Residential and approximately 3.1-acres from R-1-7000 to R-3-3000 Multi Family Residential. This totals to approximately 11.8 acres of the proposed Project site being rezoned to R-3-3000. Refer to **Figure 3 – Zone Change Amendment**.

P14-0685 Site Plan Review: A site plan review to implement the Quail Run Project, which includes 13 apartment buildings containing a total of 216 one and two bedroom units; 383 parking spaces; 9.9 acres of common open space areas; and various amenities which include but are not limited to the following: raised viewing decks a walking nature trail, bench seating and picnic tables, a large open space turf area, pool and spa, a recreation center with a separate bar-be-que area, a covered pavilion, par-course exercise stations, an indoor workout room, and a business center at the project's leasing building. Refer to **Figure 4 – Site Plan**.

P15-1082 Grading Exception: Because the Project entails grading on slopes over 10% and contains a blueline stream (Box Springs Creek) it is subject to the provisions of an exception to certain regulations contained in Title 17 of the Riverside Municipal Code (RMC) is needed to implement the Project's proposed grading plan, The Project's grading plan is designed to protect and expand existing biological values on the Project site as previously described above and in Responses 4a through 4f of the Initial Study portion of this document. Specifically, the Project proposes exceptions to RMC Section 17.28.020 A.1, A.6, and A.7 as discussed below.

RMC Section 17.28.020 A.1 requires the overall shape, height or grade of any cut or fill slopes be developed using contour grading in concert with existing natural contours and the scale of the natural terrain of the site. RMC Section 17.28.020 A.6 requires: the area of a site proposed to be graded be that which fits into the natural terrain and which allows for a minimal amount of grading; the ungraded area be left in its natural form; no native vegetation be removed; no non-native vegetation introduced; and no development allowed within hillside area not included as part of the graded pad area. RMC 17.28.020 A.7 requires structures be designed to fit with the contours of the hillside rather than altering the hillside to fit the structure.

An exception RMC 17.28.020 A.1, A.2, and A.3 is requested in order to: (i) preserve the riparian/riverine habitat located north of Building 11 and east of Building 12 and (ii) enhance the habitat along and within the Box Springs Creek. The Project proposes the use of retaining walls to cluster development adjacent to Central Avenue away from sensitive biological resources. By clustering development within the portions of the Project site that lacks sensitive habitat, riparian/riverine habitat will be preserved and an opportunity created for habitat enhancement along and within the Box Springs Creek. The location of the Project's borrow site avoids sensitive biological resources and preserves rock outcroppings in the northernmost portion of the Project site. The proposed grading plan furthers the goals of the MSHCP with regard to habitat preservation, and enhancement. The proposed grading plan is also consistent with the purpose and intent of Title 17 as set forth in RMC Section 17.040.010 A, which states that part of the purpose and intent of the City's grading regulations is to ensure that significant natural characteristics such as land form, vegetation, wildlife communities, scenic qualities and open space can substantially maintained; preserve unique and significant geologic, biologic and hydrologic features of public values..." Through the use of retaining walls and clustered development, the Project will achieve the objectives set forth in RMC Title 17.

P15-1081 Variance: A variance to allow the development to include approximately 90 percent of the proposed residential units in three-story buildings. For development of three acres or greater, the Municipal Code allows up to 60 percent of the units to be in buildings up to three stories, 40-feet maximum height subject to Planning Commission Approval.

P15-1080 Variance: A variance to allow a 15-foot setback from Central Avenue for a two story multiple family building (Building 5), which is located near the corner of Central Avenue and Quail Run Road. The City's Zoning Code stipulates that all arterial streets require a landscaped front yard setback of 35 feet (88 feet wide or greater) as shown on the City's General Plan Circulation Map.

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

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant land	Open Space/Natural Resources (OS)	Public Facilities, R-1-7000 Single Family Residential & R-3-3000 Multi-Family Residential
North	Single Family Residential	Medium Density Residential (MDR)	R-1-10500 Single Family Residential
East	Multi-Family Residential	Medium High Density Residential (MHDR)	R-3-3000 Multi-Family Residential

	Existing Land Use	General Plan Designation	Zoning Designation
South	Residential lots and City of Riverside Public Utilities electric substation	Public Facilities (PF), Medium Density Residential (MDR), & High Density Residential (HDR)	R-1-7000 Single Family Residential & R-3-1500 Multi-Family Residential
West	Riverside County Flood Control & Water Conservation Flood Basin, Multi-Family Residential, & Fire Station No. 14	High Density Residential (HDR)	R-3-1500 Multi-Family Residential

Surrounding Land Uses: As shown in **Figure 5 – Surrounding Land Use**, the Project site is bordered by single family residential to the north. Vacant land, single family residential, and multi-family residential are located to the northwest of the site. Single family residential and the I-215 freeway are located to the northeast of the site. South of the project site are multi-family homes along Central Avenue. To the east of the project site are scattered multi-family residential complexes. Vacant land, Box Springs Dam, multi-family residential subdivisions are located to the west of the site. Immediately adjacent to the southwest of the site is the Canyon Crest Fire Station No. 14. Lastly, a utility sub-station abuts the project site to the southeast.

Existing Site Conditions: The proposed Project consists of approximately 31 acres. Majority of the Project site is un-graded, un-occupied and un-improved and is mostly covered with non-native grasses, weeds, and trees. However, as shown in Figure 6 – Existing Site Conditions, the ground surface along the western project boundary, which abuts the flood control basin, has been disturbed by past earth-moving activities; a small portion of the southeastern portion of the Project near the electric substation has been disturbed.

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

- a. Joint Project Review with the Regional Conservation Authority
- b. Airport Land Use Commission
- c. U. S. Army Corps of Engineers, a Clean Water Act Section 404 Permit
- d. Regional Water Quality Control Board, Santa Ana Region, if a Section 404 Permit is required, then a Section 401 Water Quality Certification will be required.
- e. California Department of Fish and Wildlife, a Fish and Game Code Section 1600 Streambed Alteration Agreement

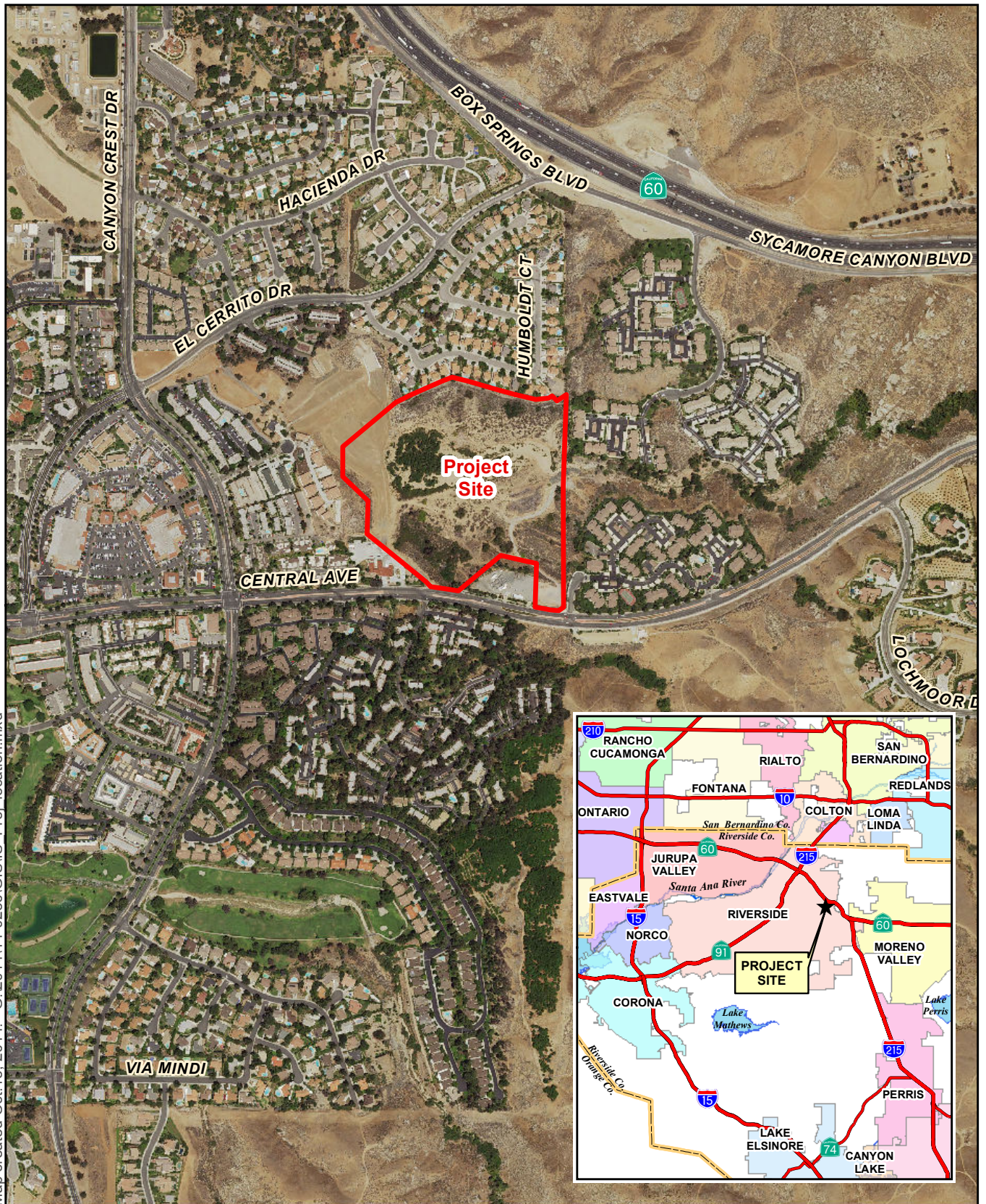
12. Other Environmental Reviews Incorporated by Reference in this Review:

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. Focused Biological Assessment, Quail Run Development prepared by Natural Resources Assessment, Inc., dated March 20, 2015
- d. Determination of a Biologically Equivalent or Superior Preservation Plan by Natural Resources Assessment, Inc., dated February 27, 2015 and revised March 19, 2015
- e. Historical/Archaeological Resources Survey Report prepared by CRM Tech, dated February 5, 2015
- f. Project Specific Water Quality Management Plan prepared by Alfa Investments, dated August 2014
- g. Traffic Impact Analysis prepared by Albert A. WEBB Associates, dated February 2015
- h. Air Quality/Greenhouse Gas Analysis prepared by Albert A. Webb Associates, dated March 24, 2015

13. Acronyms

AICUZ -	Air Installation Compatible Use Zone Study
AQMP -	Air Quality Management Plan
AUSD -	Alvord Unified School District
CEQA -	California Environmental Quality Act
CLOMR	Conditional Letter of Map Revision
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 -	Greenhouse Gas
GP 2025 -	General Plan 2025
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
LOMR	Letter of Map Revision
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
NFIP	National Flood Insurance Program
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

Map created Oct.13, 2014. G:\2014\14-0236\GIS\GIS Proj location.mxd



Sources: County of Riverside GIS, 2015; USDA NAIP, 2014.



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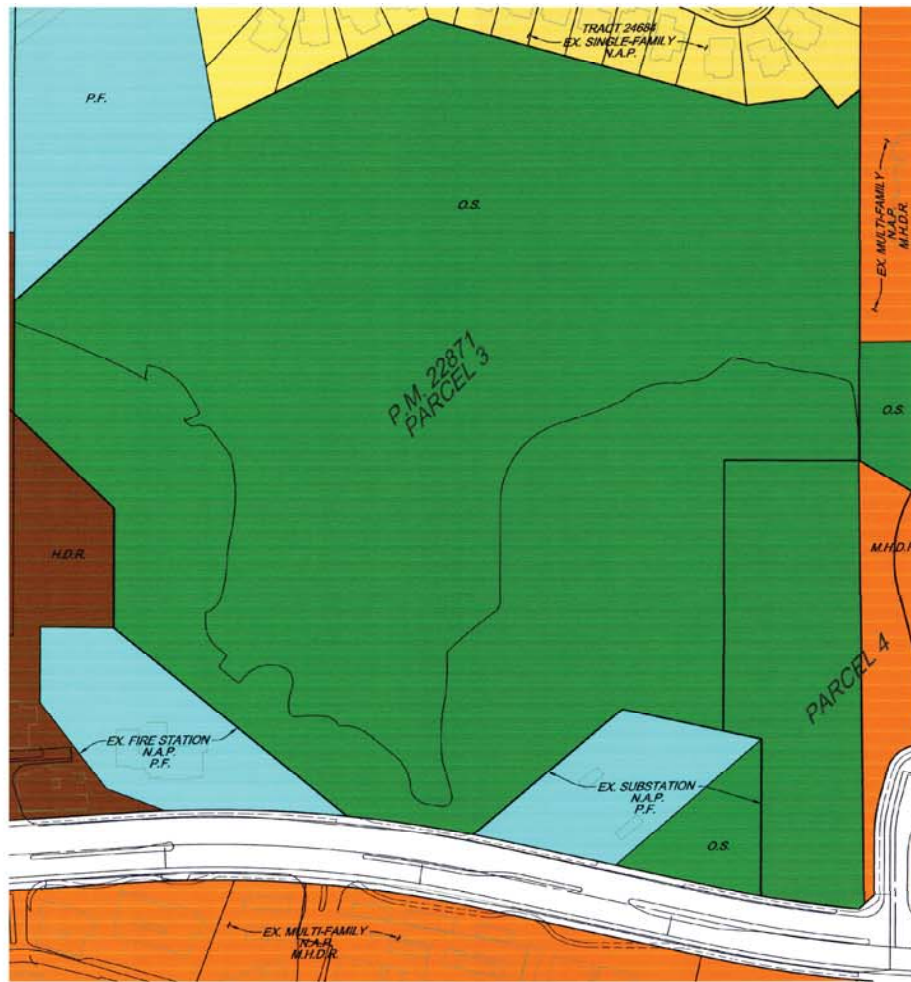
Figure 1 – Project Location Map

Quail Run Apartments

ALBERT A.
WEBB
ASSOCIATES

G:\2014\14-0236\GIS\IS_GPA.mxd Map created 30 Mar 2015; Nanette

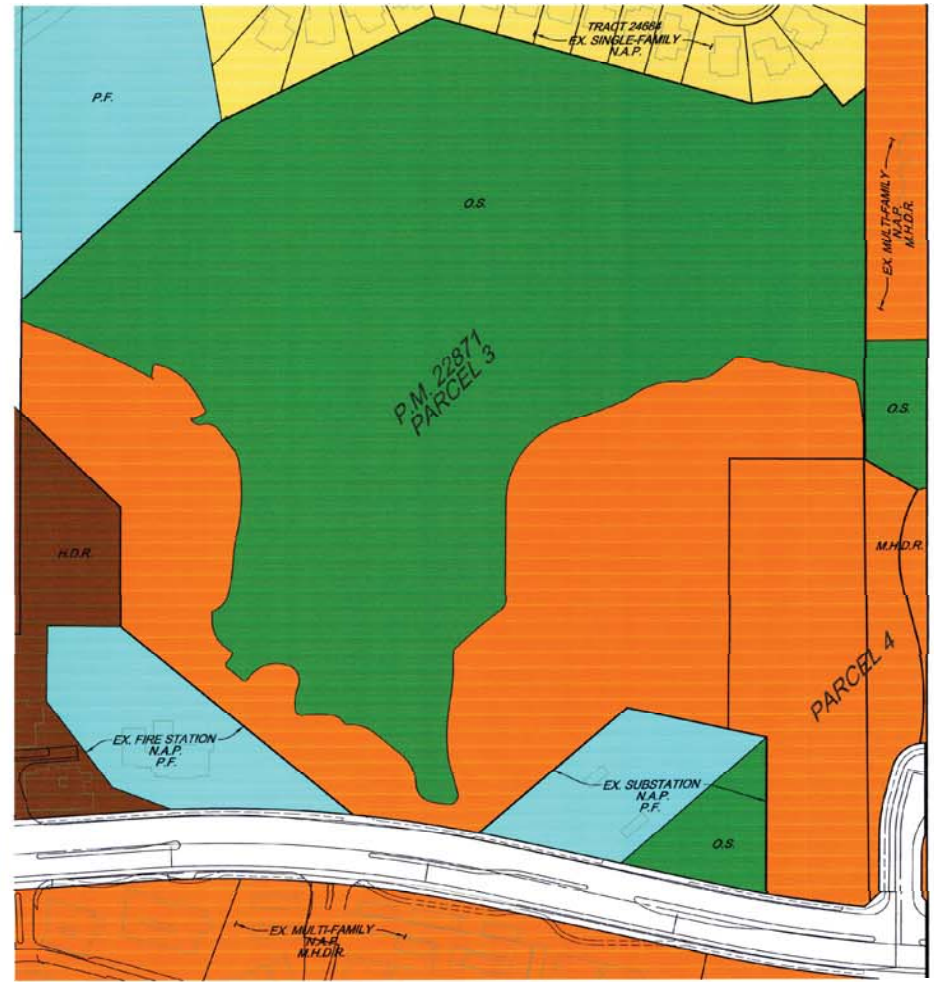
Source: SDH and Associates, Aug. 2014.



EXISTING GENERAL PLAN DESIGNATION
SCALE: 1"=100'

GENERAL PLAN DES. LEGEND

- O.S. OPEN SPACE
- P.F. PARK FACILITIES
- MDR MEDIUM DENSITY RESIDENTIAL
- M.H.D.R. MEDIUM HIGH DENSITY RESIDENTIAL
- H.D.R. HIGH DENSITY RESIDENTIAL



PROPOSED GENERAL PLAN DESIGNATION
SCALE: 1"=100'

Figure 2 - General Plan Amendment
Quail Run Apartments

ALBERT A.
WEBB
ASSOCIATES



Source: SDH and Associates, Aug. 2014.



Figure 3 - Zone Change Amendment

Quail Run Apartments

ALBERT A.
WEBB
ASSOCIATES



G:\2014\14-0236 GIS\15 SitePlan.mxd; Map revised 18 Dec 2015

Sources: Architects Orange, April 2015;
Eagel Aerial, 2012.



0 200 400
Feet

Figure 4 - Site Plan
Quail Run Apartments

ALBERT A.
WEBB
ASSOCIATES

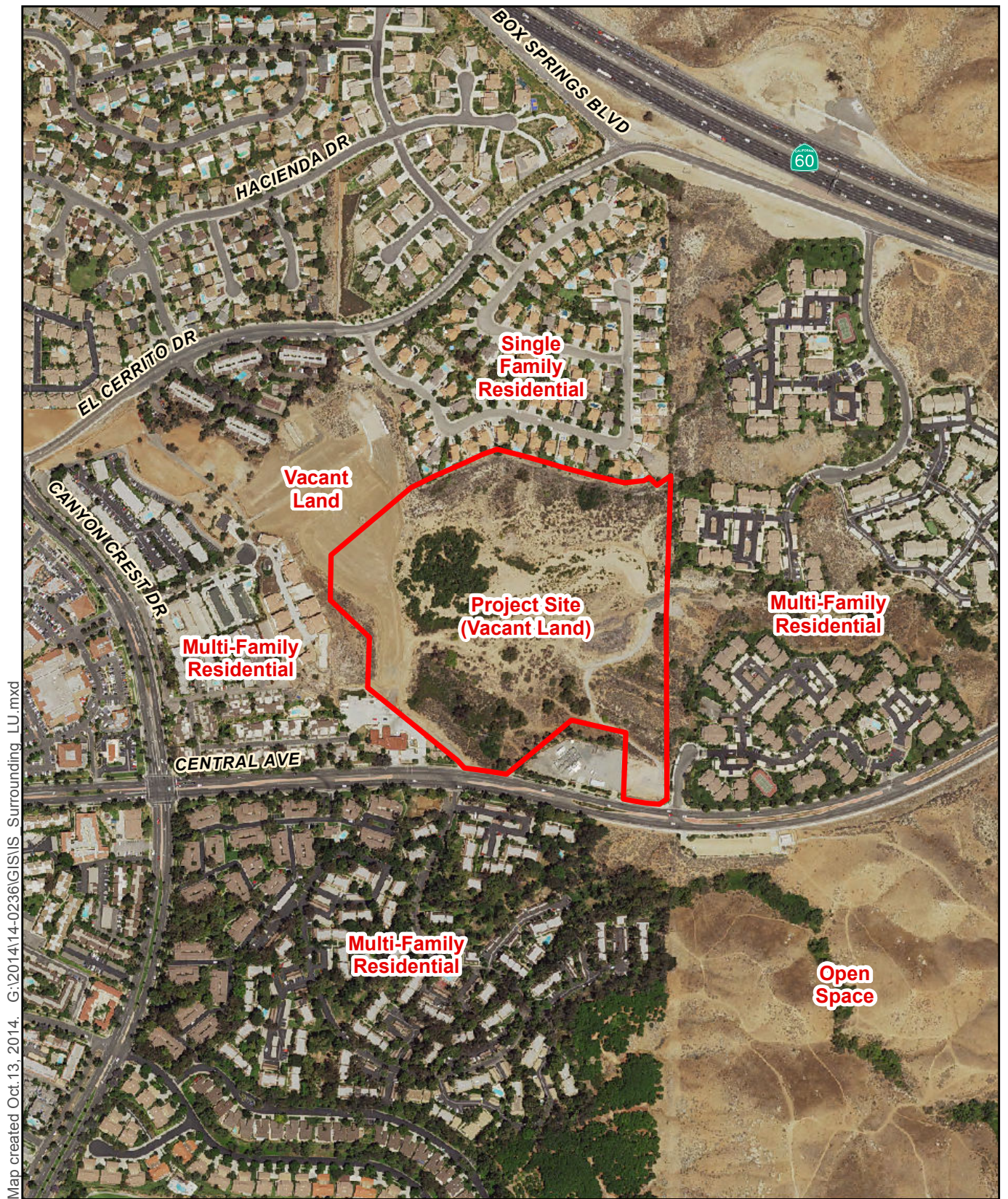


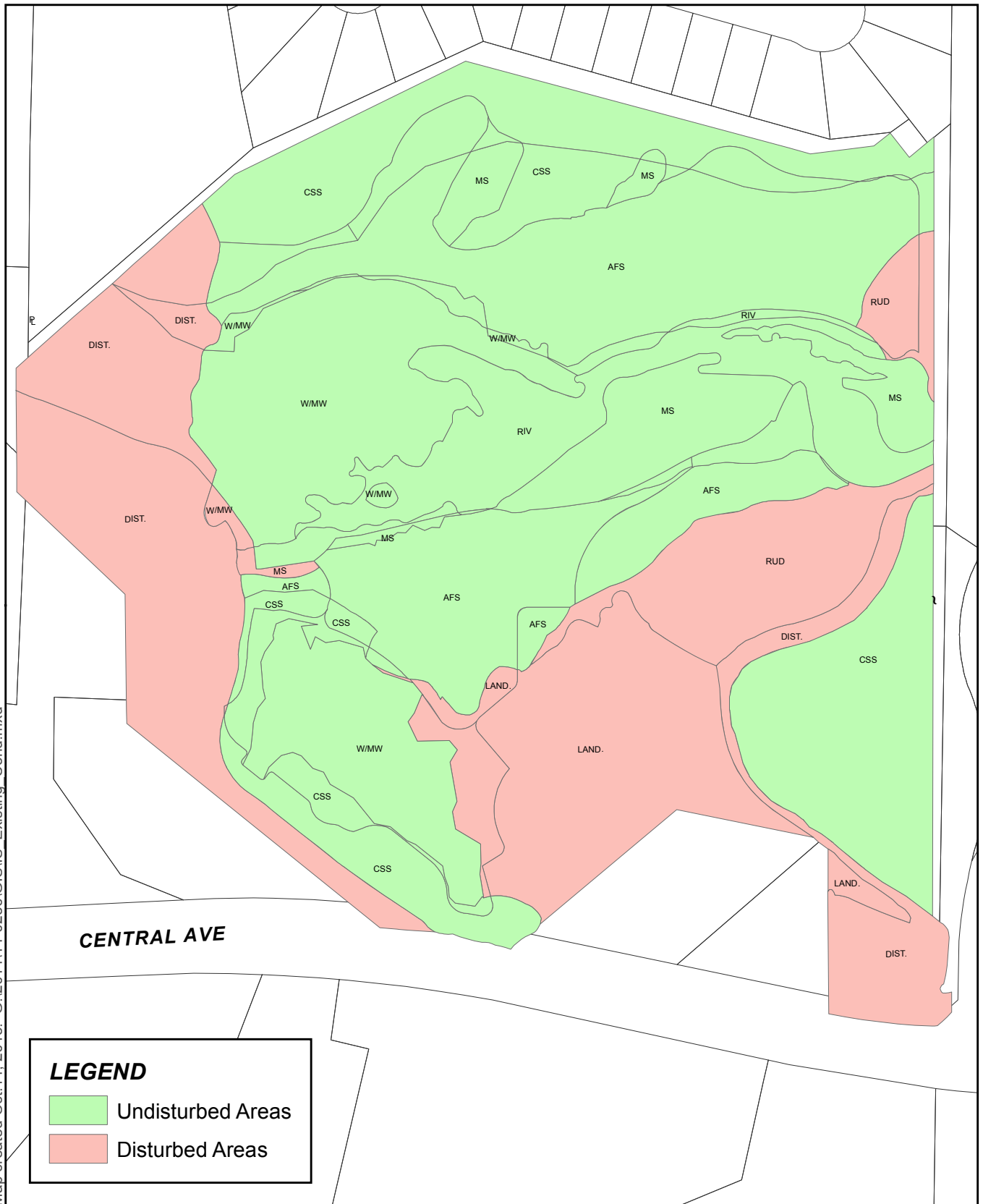
Figure 5 – Surrounding Land Uses

Quail Run Apartments



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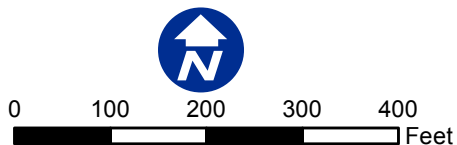
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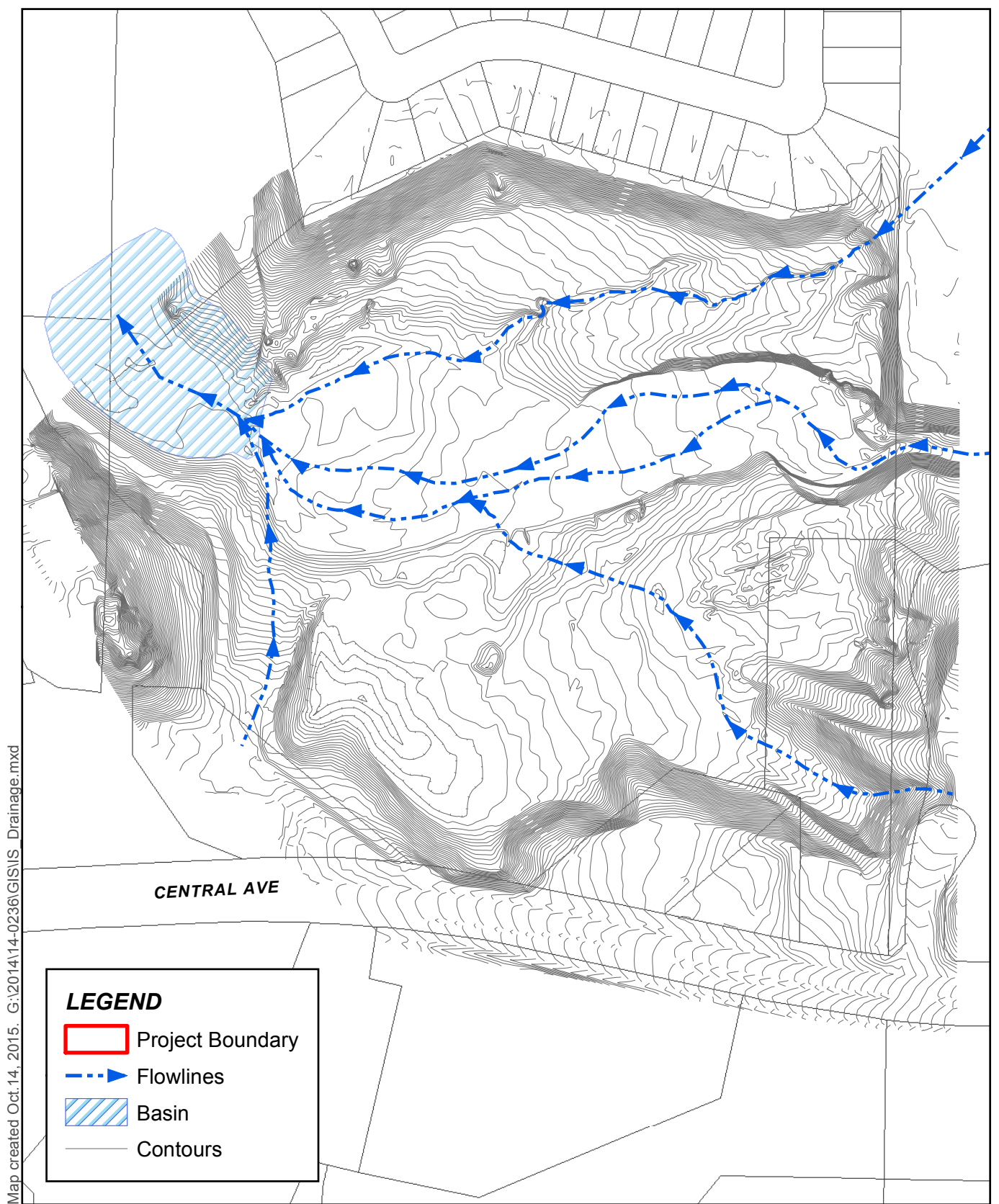


Sources: SDH Inc, April 2015;
Riverside Co. GIS, 2015.

Figure 6 – Existing Site Conditions

Quail Run Apartments

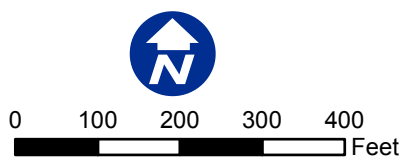




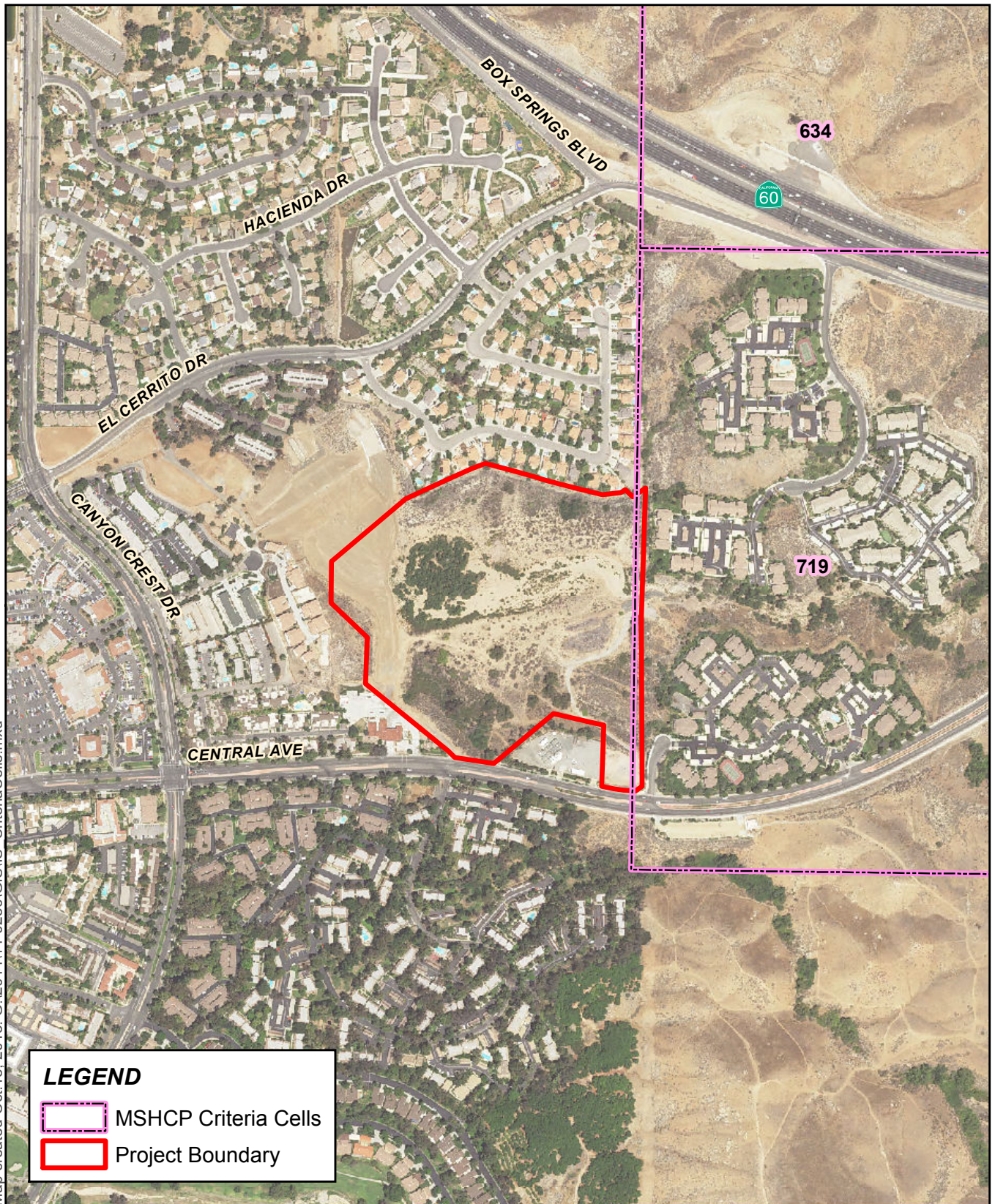
Source: Architects Orange, Jan. 2015;

Figure 7 – Project Drainage

Quail Run Apartments



Map created Oct. 15, 2015. G:\2014\14-0236\GIS\CriteriaCells.mxd



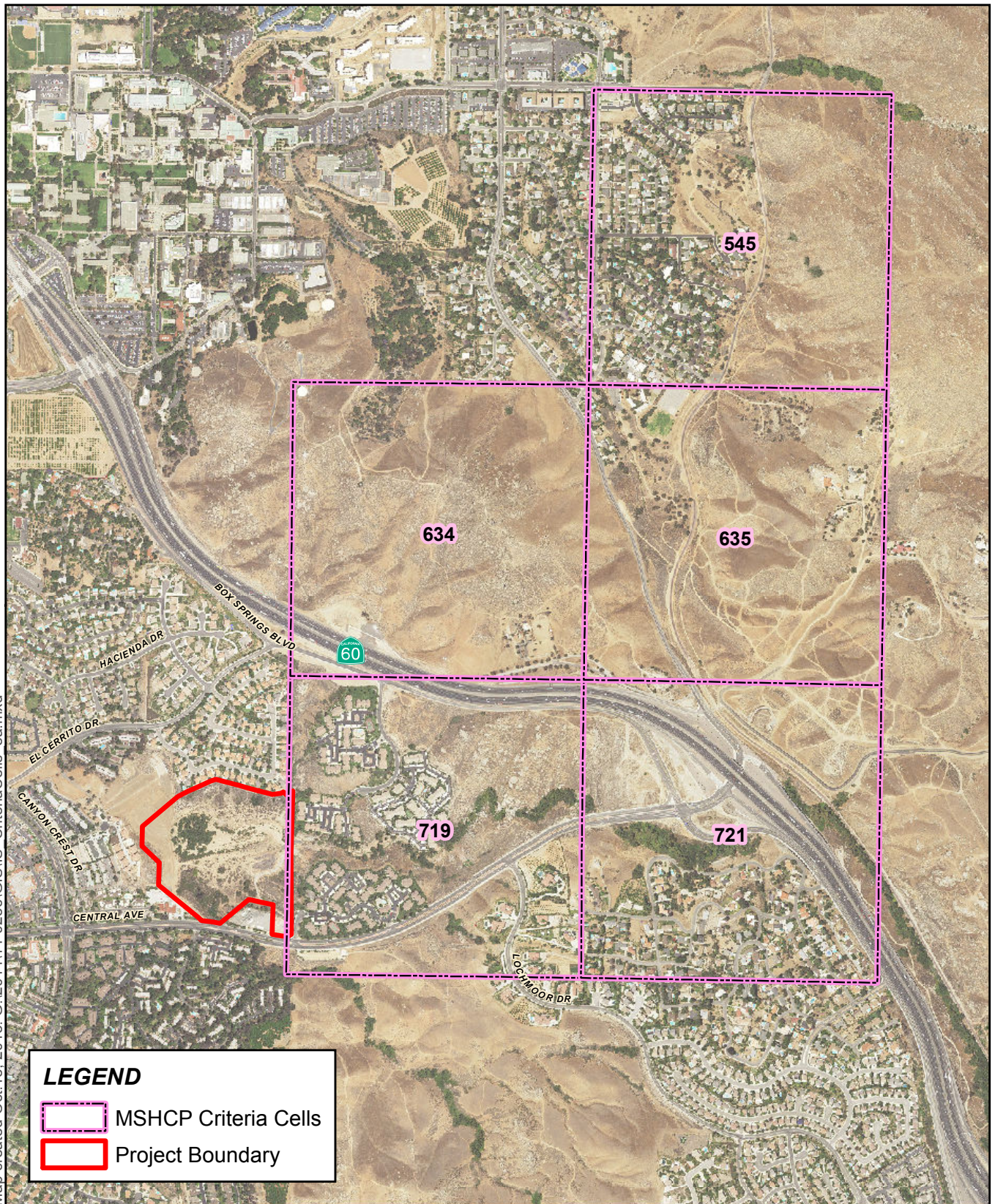
Sources: County of Riverside GIS, 2015; USDA NAIP, 2014.

Figure 8 – MSHCP Criteria Cells

Quail Run Apartments



Map created Oct. 15, 2015. G:\2014\14-0236\GIS\CriteriaCells_8a.mxd



Sources: County of Riverside GIS, 2015; USDA NAIP, 2014.

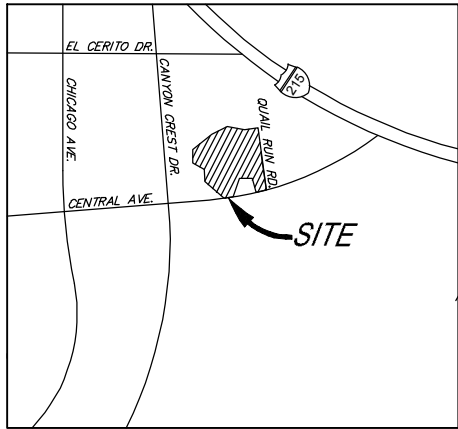
Figure 8a – Additional MSHCP Criteria Cells

Quail Run Apartments



0 1,000 2,000 3,000
Feet

ALBERT A.
WEBB
ASSOCIATES



THOMAS GUIDE PG. 716, PORT. GRID D1, E1

VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT

ALFA LIMITED
169-F EAST 21ST STREET
COSTA MESA, CA. 92627
PHONE (949) 456-0685

ENGINEER

SDH & ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CA. 92507
PHONE (951) 683-3691
FAX (951) 788-2314

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY BY ARROWHEAD
SURVEYS, DATED DECEMBER 2014

LEGAL DESCRIPTION

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LOT/PARCEL: 4

ASSESSORS PARCEL NUMBERS

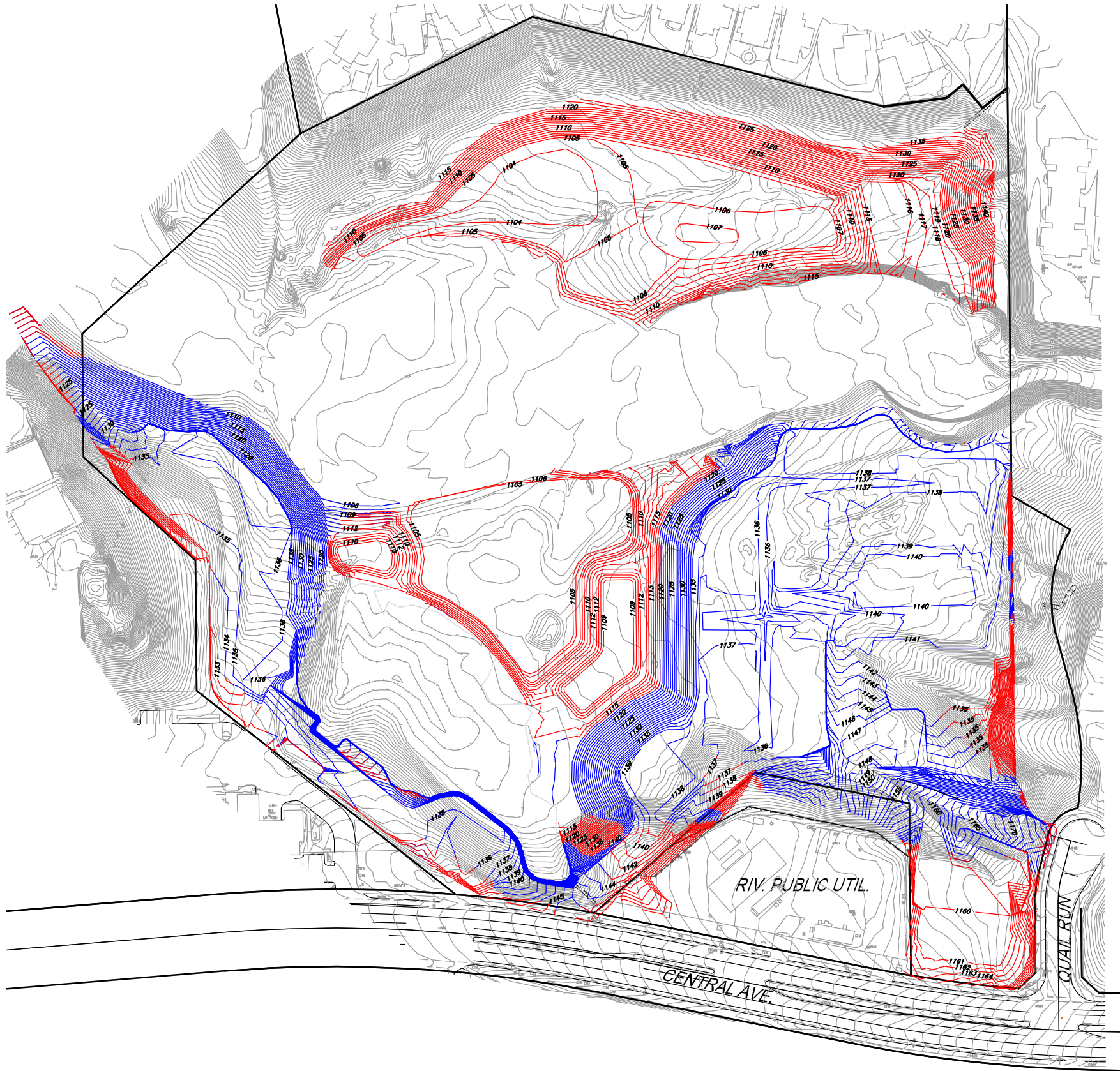
253-240-028 253-260-020
253-240-020

AREA

GROSS - 30.9 AC.
NET - 30.9 AC.

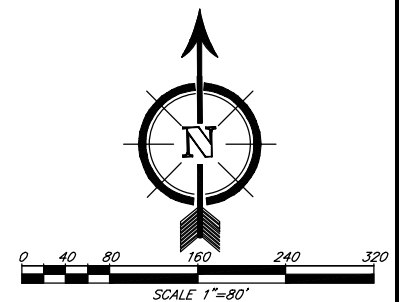
EARTHWORK

REMOVAL FROM BORROW AREA= 88,900 CY
TOTAL PROJECT CUT= 135,000
TOTAL PROJECT FILL= 125,000



**FISH AND WILDLIFE
CUT/FILL EXHIBIT
QUAIL RUN APARTMENTS**

SEPTEMBER 2015
PORT. SEC 32, T2S, R4W, SBBM



PREPARED BY:



SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CALIFORNIA 92507
TEL: (951) 683-3691 FAX: (951) 788-2314

SCALE: 1"=80'

DATE: SEPT. 2015

BENCHMARK:

P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHWEST CORNER OF A
BASIN ALONG THE WESTERLY CURB OF CANYON CREST DRIVE 17.5
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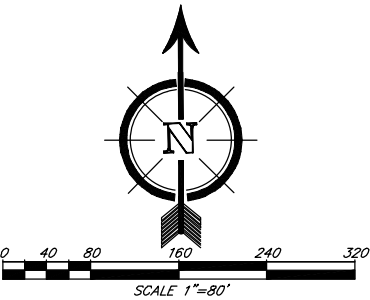
CITY OF RIVERSIDE


QUAIL RUN APARTMENTS
CUT/FILL EXHIBIT

1
OF
5
SHEETS

FISH AND WILDLIFE
PRE PROJECT EXHIBIT
QUAIL RUN APARTMENTS

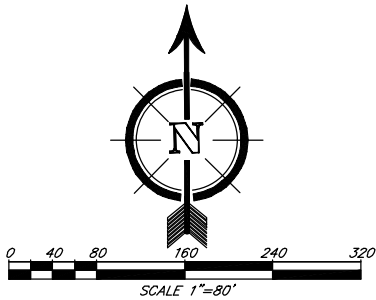
SEPTEMBER 2015
PORT. SEC 32, T2S, R4W, SBBM




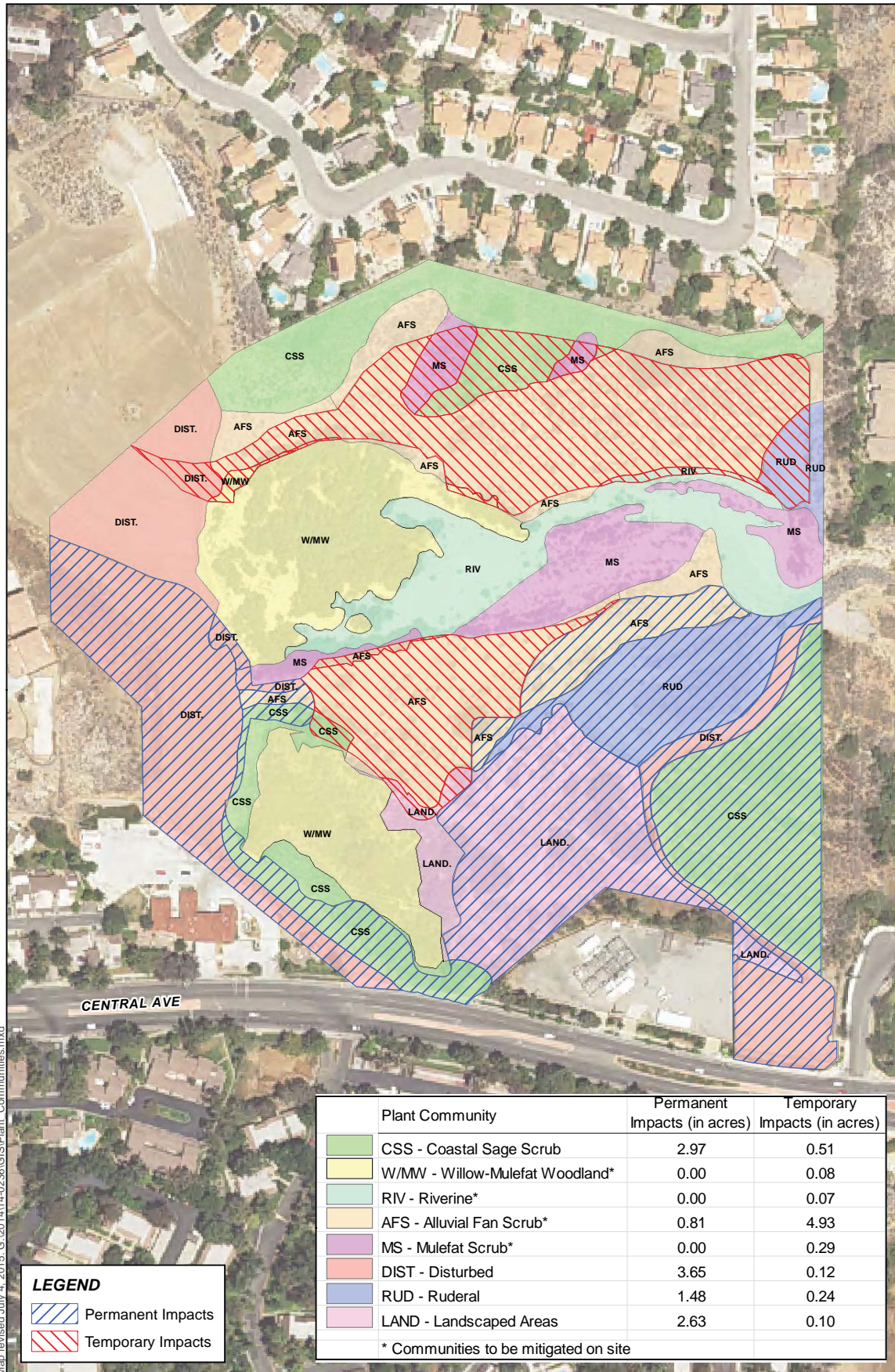
PREPARED BY: <div> SDH AND ASSOCIATES INC. 5225 CANYON CREST DRIVE 71439 Riverside, California 92507 TEL: (951) 683-3691 FAX: (951) 788-2314</div>		CITY OF RIVERSIDE		2 OF 5 SHEETS
SCALE: 1"=80'		QUAIL RUN APARTMENTS CUT/FILL EXHIBIT		
DATE: SEPT. 2015		BENCHMARK: P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHWEST CORNER OF A BASIN ALONG THE WESTERLY CURB OF CANYON CREST DRIVE 17.5 FEET SOUTHWESTLY OF THE COR OF THE SOUTHWEST CURB RETURN AT CENTRAL AVENUE AND CANYON CREST DRIVE.		

FISH AND WILDLIFE
POST PROJECT EXHIBIT
QUAIL RUN APARTMENTS

SEPTEMBER 2015
PORT. SEC 32, T2S, R4W, SBBM



PREPARED BY:		<div><div>SDH AND ASSOCIATES INC. 5225 CANYON CREST DRIVE 71439 Riverside, California 92507 TEL: (951) 683-3691 FAX (951) 788-2314</div></div>		<div>CITY OF RIVERSIDE</div>		<div>3 OF 5 SHEETS</div>
<div>SCALE: 1"=80'</div>		<div>INCHES=FEET</div>		<div>QUAIL RUN APARTMENTS POST PROJECT EXHIBIT</div>		
<div>DATE: SEPT. 2015</div>		<div>BENCHMARK: P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHWEST CORNER OF A BASIN ALONG THE WESTERLY CURB OF CANYON CREST DRIVE 17.5 FEET SOUTHWESTLY OF THE COR OF THE SOUTHWEST CURB RETURN AT CENTRAL AVENUE AND CANYON CREST DRIVE.</div>				



Map revised July 4, 2015. G:\2014\114-0236\GIS\Plant Communities.mxd

Sources: SDH Inc, April 2015; Natural Resources Assessment, Inc., June 2015; USDA NAIP, 2014.



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AVOIDANCE

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QUAIL RUN APARTMENTS
POST RESTORATION EXHIBIT

5
OF
5
SHEETS

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