

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: May 26, 2009**

FROM: COMMUNITY DEVELOPMENT DEPARTMENT **ITEM NO: a**
PLANNING DIVISION

WARD: 5

SUBJECT: PLANNING CASES P09-0113 (GP) AND P09-0112 (RZ) – 3203 HARRISON STREET

ISSUE:

This request is a proposal by CT Realty Corporation to rezone approximately 3.3 vacant acres from R-1-7000 – Single Family Residential to BMP – Business Manufacturing Park and to change the General Plan Land Use designation from MDR – Medium Density Residential to B/OP – Business Office Park in order to facilitate future office and light industrial/manufacturing uses.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed project will not have a significant effect on the environment based upon the findings and mitigation measures set forth in the case record and adopt a Mitigated Negative Declaration; and
2. Approve Planning Cases P09-0113 and P09-0112 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report and introduce the appropriate rezoning ordinance.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval subject to the recommended conditions of approval. On April 23, 2009, the City Planning Commission recommended approval of Planning Cases P09-0113 and P09-0112 by a vote of 7 ayes, 0 noes and 0 abstentions, with modifications to staff's recommended conditions.

BACKGROUND:

Since the Planning Commission hearing on April 23, 2009, no letters in opposition have been received. A petition in opposition to this request was submitted for the Planning Commission's consideration. The petition representative was present at the hearing and expressed concern over future potential uses that may create a nuisance in the nearby residential neighborhood. Upon discussion, a condition was added that advises the applicant to meet with the neighbors

prior to the submittal of any plans for a proposed use before review by the Planning Commission. Furthermore, as conditioned, the final adoption of the rezoning case cannot occur until a design review application is approved by the Planning Commission. This would allow any future uses to be reviewed by the Planning Commission and the public prior to finalizing the Rezoning and General Plan cases to ensure compatibility with the adjacent residential neighborhood.

Please refer to the April 23, 2009 City Planning Commission staff report, recommended conditions and draft minutes.

FISCAL IMPACT:

All project costs are borne by the applicant.

Prepared by: Ken Gutierrez, Planning Director
Certified as to availability
of funds: Paul C. Sundeen, Assistant City Manager/CFO/Treasurer
Approved by: Belinda J. Graham, Assistant City Manager
for Bradley J. Hudson, City Manager
Approved as to form: Gregory P. Priamos, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report - April 23, 2009
3. City Planning Commission Draft Minutes - April 23, 2009

c: Public Works Department, Rob Van Zanten

CITY PLANNING COMMISSION
RECOMMENDED CONDITIONS

Case Number: P09-0113 (General Plan Map Amendment)

Meeting Date: April 23, 2009

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

Case Specific

● **Planning**

1. The B/OP – Business Office Park General Plan land use designation shall be applied to the subject property as depicted in Exhibit 5.

Standard Conditions

● **Planning**

2. Prior to Adoption of the General Plan Amendment, all conditions of the Rezoning Case P09-0112 shall be completed.
3. The City Attorney's Office shall prepare the appropriate resolution for Council adoption of the General Plan amendment concurrently with the rezoning case (P09-0112)
4. There shall be a two-year time limit in which to satisfy the following 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.

● **Public Works**

5. No Comments

● **Public Utilities**

6. No Comments

● **Park and Recreation**

7. No Comments

CITY PLANNING COMMISSION
RECOMMENDED CONDITIONS

Case Number: P09-0112 (Rezoning)

Meeting Date: April 23, 2009

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

Case Specific

● **Planning**

1. The BMP – Business Manufacturing Park Zone shall be applied to the areas as depicted in Exhibit 6.

Standard Conditions

● **Planning**

Prior to Finalization of Rezoning and General Plan Amendment or Concurrently:

2. *Prior to the adoption of the rezoning case and General Plan amendment, Design Review of a site plan and elevations shall be required to be approved **by the Planning Commission**. As well, the following site standards shall be applied:
 - a. Any development or use of this property shall be in connection with the adjacent parcel to the north and both lots shall be required to be consolidated, unless a separate use and site plan is approved by Planning staff and provided an access easement to Myers Street is recorded across the northerly parcel.
 - b. No vehicular access to Harrison Street shall be allowed. All vehicular access shall be from Myers Street.
 - c. A reverse frontage and landscape setback shall be required on Harrison Street in accordance with the BMP Zone requirements.
 - d. A perimeter, minimum 8-foot high split-face block wall shall be installed prior to occupancy of any use.
 - e. A minimum 10-foot wide landscape planter shall be installed along the southerly property adjacent to the residences for the installation of mature canopy trees for screening, or as determined by Planning staff.
 - f. **The perimeter wall along the railroad track shall be treated with landscaping to prevent graffiti.**
 - g. **A pedestrian gate shall be included on Harrison Street to ensure routine maintenance of the reverse frontage.**
3. *A covenant shall be required to include the following restrictions for the on-going operation of this property:

- a. All outdoor storage shall not extend above the height of the required the walls.
- b. No outdoor operation shall take place between the hours of 8 p.m. and 7 a.m.
- c. Any future uses or any change in use on the subject property shall be subject to the review and approval of Planning staff, and a separate site plan review shall be required, as necessary.
- d. All setbacks under the BMP Zone shall be met.
- e. The above would only apply to any use permitted under the BMP Zone. The application of any other overlay zones for the use of the property shall be subject to a separate review in accordance with the necessary applications.

4. Advisory: The applicant shall meet with the neighbors prior to the submittal of plans for a proposed use prior to review by the Planning Commission.

5. When all of the conditions of approval have been completed, the applicant shall initiate finalization of this rezoning. The City Attorney's Office shall prepare the appropriate ordinance for Council adoption of the rezoning ordinance.
6. There shall be a two-year time limit in which to satisfy the following 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.
7. The applicant shall submit necessary parcel descriptions describing the exact area to be rezoned which 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 ½ inch by 11 inch paper with the title "Attachment A" at the top.

● **Public Works**

8. No Comments

● **Public Utilities**

9. No Comments

● **Park and Recreation**

10. No Comments

● **Fire Department**

11. *Advisory:* Upon development of the property, a turnaround may be required at the terminus of Shade Tree Lane, subject to specifications, review and approval of Fire Department staff



*Community Development Department
Planning Division
General Plan Amendment /Rezoning*

AGENDA ITEM NO.: 2

WARD NO: 5

NEIGHBORHOOD: ARLINGTON SOUTH

PLANNING COMMISSION HEARING DATE: April 23, 2008

I. CASE NUMBER(S): P09-0113 (GPA) and P09-0112 (RZ)

II. PROJECT SUMMARY:

1) Proposal: To change the General Plan designation from MDR – Medium Density Residential to B/OP – Business Office Park and to amend the Municipal Code (Title 19) to rezone approximately 3.3 vacant acres from R-1-7000 – Single Family Residential to BMP – Business Manufacturing Park to facilitate future office and light industrial/manufacturing uses at 3203 Harrison Street, situated on the easterly side of Harrison Street, between Indiana Avenue and Fox Street.

2) Applicant:

CT Realty Corporation
20151 S. W. Birch Street
Newport Beach, CA 92660

3) Case Planner:

Clara Miramontes, Principal Planner
(951) 826-5277
cmiramontes@riversideca.gov

III. RECOMMENDATION:

That the City Planning Commission:

1. That this proposed case will not have a significant effect on the environment based on the findings and recommend the City Council adopt a Negative Declaration; and
2. **RECOMMEND APPROVAL** of Planning Cases P09-0113 (General Plan Amendment) and P09-0112 (Rezoning) to the City Council, based on the findings outlined in the staff report and summarized in the following and subject to the recommended conditions attached:
 - a. The proposed B/OF – Business Office Park General Plan land use designation is designed for single or mixed light industrial uses that do not create nuisances due to odor, dust, noise or heavy truck traffic. This land use designation at the subject site will provide a buffer from an adjacent railroad and, as conditioned, will not

create a nuisance to the adjacent residential neighborhood. The site is already bound by a business park to the north and northeast and a railroad to the west.

- b. The proposed BMP – Business Manufacturing Park Zone is consistent with the goals and policies of the proposed B/OP – Business Office Park General Plan land use designation. As conditioned, before the adoption of this rezoning case, a site plan shall be required depicting the proposed use, including all proposed improvements and screening requirements;
- c. As conditioned, no vehicular access onto Harrison Street, a residential street, will be allowed for the protection of the existing residences. The proposed rezoning and land use designation change to BMP and B/OP, respectively, will be consistent with the parcels to the north and, as conditioned, will not affect adjacent residential development to the east;
- d. Given the property's location next to a railroad, the property lends itself to a low intense/light industrial use that would fit in this neighborhood upon approval of design review to ensure that screen walls are provided and ensure that any new development blends in with the neighborhood scale-wise and architecturally. As such, the proposed zone and land use designation would not adversely affect the surrounding neighborhood upon, provided all conditions discussed above are implemented.
- e. The proposed project shall be required to comply with Good Neighbor Guidelines for industrial uses, which include no vehicular access onto Harrison Street to avoid potential noise impacts to the residential area; and
- f. The proposed BMP Zone and B/OP General Plan land use designation will allow for a light and low intense industrial use that will serve as a buffer between the existing railroad track and the residences to the east.

IV. BACKGROUND/HISTORY:

On July 17, 2008, the Planning Commission approved Planning Cases P08-0434 and P08-0435 to subdivide approximately 39.46 acres into 14 lots for finance purposes within the Citrus Business Park/Fleetwood Enterprises Inc. industrial complex and design review for façade improvements to the existing buildings (see Exhibit 7 for approved map). The approved parcel map to the north did not include the subject property since it's already a separate parcel and also owned by the same entity.

V. DETAILED PROJECT DESCRIPTION:

The applicant is now proposing to change the zoning and General Plan land use designation to BMP and B/OP, respectively, in order to attract a tenant that would occupy this property in connection with the property to the north. At this time, there are no plans submitted for the development of this parcel or the parcel to the north. The property to the north is already developed with an industrial building. The applicant is proposing to change the zoning and land use designation now in order to make the property marketable and ready for development. Any development of the property, or prior

to establishing a use, would be subject to Planning staff review and approval prior to adoption of the rezoning case.

VI. SURROUNDING LAND USES:

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant	MDR – Medium Density Residential	R-1-7,000 – Single Family Residential
North	Industrial Business Park	BMP – Business Manufacturing Park	B/OP – Business Office Park
East	Single Family Residential	MDR – Medium Density Residential	R-1-7000 – Single Family Residential
South	Single Family Residential	MDR – Medium Density Residential	R-1-7000 – Single Family Residential
West	Single Family Residential La Sierra University Campus	MDR – Medium Density Residential PF – Public Facilities	R-1-7000 – Single Family Residential RE – Residential Estate

VII. PROJECT ANALYSIS:

• General Plan/Zoning Conformance:

The MDR designation provides for the development of single-family homes, town houses and row houses. As well, the R-1-7,000 Zone allows for single family residences in accordance with the MDR land use designation. As mentioned prior, the subject property is located directly adjacent to a railroad and backs up to a larger property designated for light industrial/office development. The site is constrained given its location next to a railroad track to the west and directly behind a business/manufacturing park to the north and northeast, but yet, also adjacent to residences to the south and east. While residential development may seem to be the appropriate use of this property, it would not be ideal to have residences directly adjacent to a railroad due to noise, vibrations and nuisance reasons that are out of the City's control. As well, it may not seem appropriate to develop this site with a light industrial use adjacent to residences due to noise generated by typical light industrial uses. However, by allowing light industrial uses, staff is able to condition and restrict the operation of any future use on this property, and therefore, alleviate any potential nuisance problems onto the existing residential neighborhood. Staff has no ability to restrict existing railroad operations. As such, this property could better serve as a buffer between the residences to the east and the railroad. The proposed BMP zoning designation and B/OP land use designation would allow this property to develop with a light industrial user that would require screen walls that could help attenuate train noise to the residences to the east.

Staff also recognizes that the former Fleetwood site, now known as Citrus Business Park, also abuts a residential neighborhood. However, the industrial park consists of perimeter solid walls with a large landscape buffer to screen and buffer noise onto the adjacent residences. These same forms of site design standards will be required for the subject property to be rezoned. As such, staff is recommending that prior to the adoption of the rezoning case and General Plan amendment, Design Review of a site plan and elevations shall be required to be approved by staff. As well, the following site standards shall be applied and have been conditioned:

- a. Any development or use of this property shall be in connection with the adjacent parcel to the north and both lots shall be required to be consolidated, unless a separate use and site plan is approved by Planning staff and provided an access easement to Myers Street is recorded across the northerly parcel.
- b. No vehicular access to Harrison Street shall be allowed. All vehicular access shall be from Myers Street.
- c. A reverse frontage and landscape setback shall be required.
- d. A perimeter, minimum 8-foot high split-face block wall shall be installed prior to occupancy of any use.
- e. A minimum 10-foot wide landscape planter shall be installed along the south-easterly property line adjacent to the residences for the installation of mature canopy trees for screening, or as determined by Planning staff.

In addition, a covenant shall be required to include the following restrictions for the on-going operation of this property:

- a. All outdoor storage shall not extend above the height of the required the walls.
- b. No outdoor operation shall take place between the hours of 8 p.m. and 7 a.m.
- c. Any future uses or any change in use on the subject property shall be subject to the review and approval of Planning staff, and a separate site plan review shall be required, as necessary.
- d. All setbacks under the BMP Zone shall be met.
- e. The above would only apply to any use permitted under the BMP Zone. The application of any other overlay zones for the use of the property shall be subject to a separate review in accordance with the necessary applications.

With the implementation of the above conditions, staff is supportive of the proposed project. Any future use or development of this property shall be subject to Planning Department approval and design review prior to the final adoption of the rezoning. This will ensure that any development of the property will not impact the adjacent residential neighborhood.

- **Neighborhood Compatibility Considerations**

Ideally, a development plan of the property prior to the approval of a rezoning or General Plan land use change would be reviewed. In this case, the property is flat and the rezoning or land use amendment does not rely upon the topography of the property or upon certain improvements that may be impacted by the zone. Also, given its location next to a railroad, the property lends itself to a low intense/light industrial use that would fit in this neighborhood upon approval of design review to ensure that screen walls are provided and ensure that any new development blends in with the neighborhood scale-wise and architecturally. As such, the proposed zone and land use designation would not adversely affect the surrounding neighborhood, provided all conditions discussed above are implemented.

VIII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners and occupants within 300-feet of the project site. Staff has received a petition in opposition to the proposed project and has included it as Exhibit 8. Provided all conditions of approval for any future use on this project are implemented, such use should not create a nuisance to the nearby residences.

IX. EXHIBITS:

1. Location/Existing Zoning Map
2. Existing General Plan Land Use Designation Map
3. Aerial Photo
4. Existing Land Use Map
5. Proposed General Plan Land Use Designations
6. Proposed Zoning
7. Previously Approved Parcel Map
8. Petition in Opposition to Project

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P09-0113 (General Plan Map Amendment)

Meeting Date: April 23, 2009

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

Case Specific

● **Planning**

1. The B/OP – Business Office Park General Plan land use designation shall be applied to the subject property as depicted in Exhibit 5.

Standard Conditions

● **Planning**

2. Prior to Adoption of the General Plan Amendment, all conditions of the Rezoning Case P09-0112 shall be completed.
3. The City Attorney's Office shall prepare the appropriate resolution for Council adoption of the General Plan amendment concurrently with the rezoning case (P09-0112)
4. There shall be a two-year time limit in which to satisfy the following 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.

● **Public Works**

5. No Comments

● **Public Utilities**

6. No Comments

● **Park and Recreation**

7. No Comments

GENERAL INFORMATION NOTES

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

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P09-0112 (Rezoning)

Meeting Date: April 23, 2009

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

Case Specific

● **Planning**

2. The BMP – Business Manufacturing Park Zone shall be applied to the areas as depicted in Exhibit 6.

Standard Conditions

● **Planning**

Prior to Finalization of Rezoning and General Plan Amendment or Concurrently:

1. *Prior to the adoption of the rezoning case and General Plan amendment, Design Review of a site plan and elevations shall be required to be approved. As well, the following site standards shall be applied:
 - a. Any development or use of this property shall be in connection with the adjacent parcel to the north and both lots shall be required to be consolidated, unless a separate use and site plan is approved by Planning staff and provided an access easement to Myers Street is recorded across the northerly parcel.
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 - a. All outdoor storage shall not extend above the height of the required the walls.
 - b. No outdoor operation shall take place between the hours of 8 p.m. and 7 a.m.
 - c. Any future uses or any change in use on the subject property shall be subject to the review and approval of Planning staff, and a separate site plan review shall be required, as necessary.
 - d. All setbacks under the BMP Zone shall be met.

- e. The above would only apply to any use permitted under the BMP Zone. The application of any other overlay zones for the use of the property shall be subject to a separate review in accordance with the necessary applications.
4. When all of the conditions of approval have been completed, the applicant shall initiate finalization of this rezoning. The City Attorney's Office shall prepare the appropriate ordinance for Council adoption of the rezoning ordinance.
5. There shall be a two-year time limit in which to satisfy the following 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. The applicant shall submit necessary parcel descriptions describing the exact area to be rezoned which 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 ½ inch by 11 inch paper with the title "Attachment A" at the top.

- **Public Works**

9. No Comments

- **Public Utilities**

10. No Comments

- **Park and Recreation**

11. No Comments

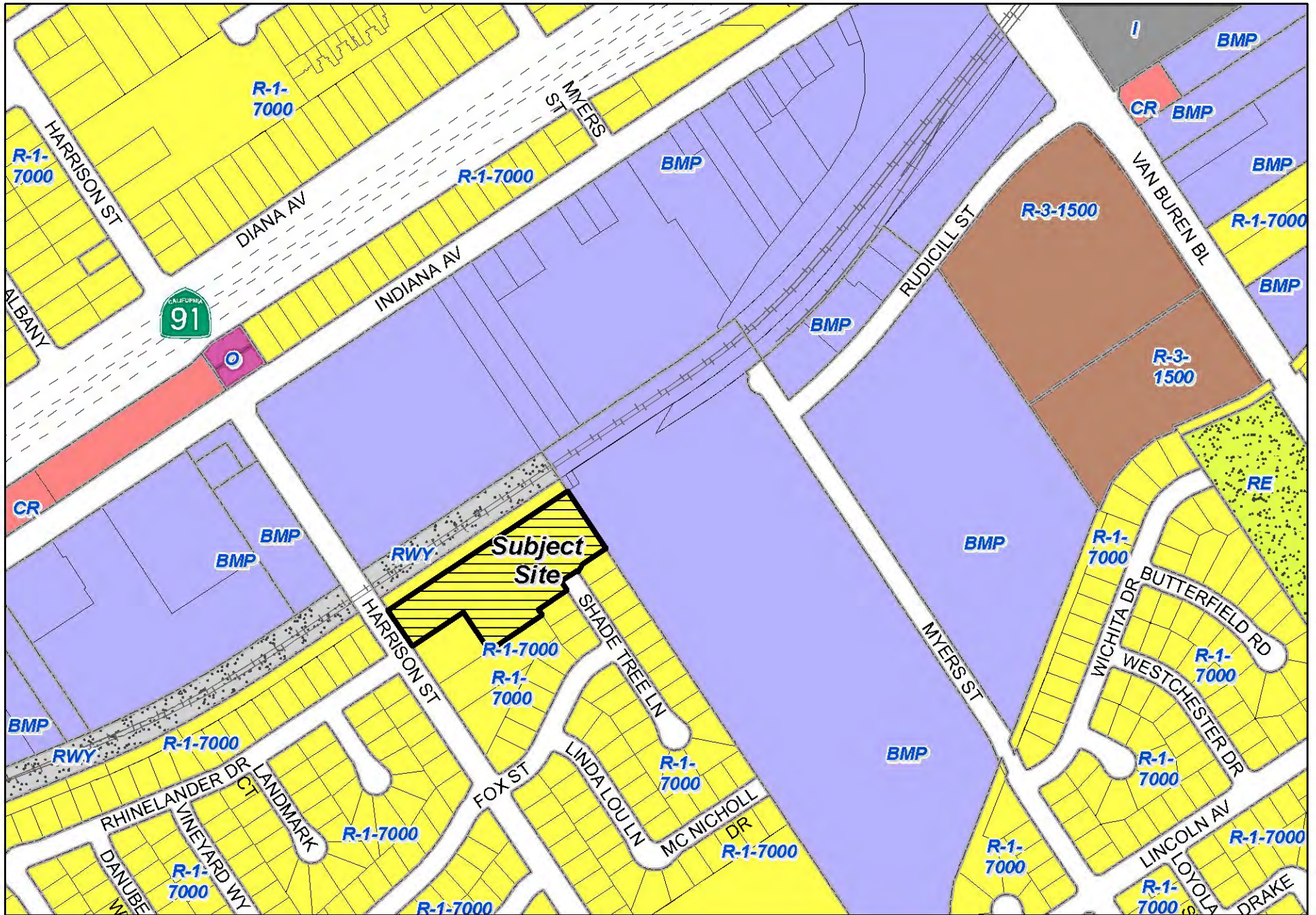
- **Fire Department**

12. *Advisory:* Upon development of the property, a turnaround may be required at the terminus of Shade Tree Lane, subject to specifications, review and approval of Fire Department staff

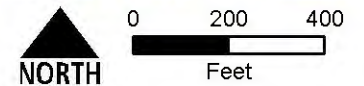
GENERAL INFORMATION NOTES

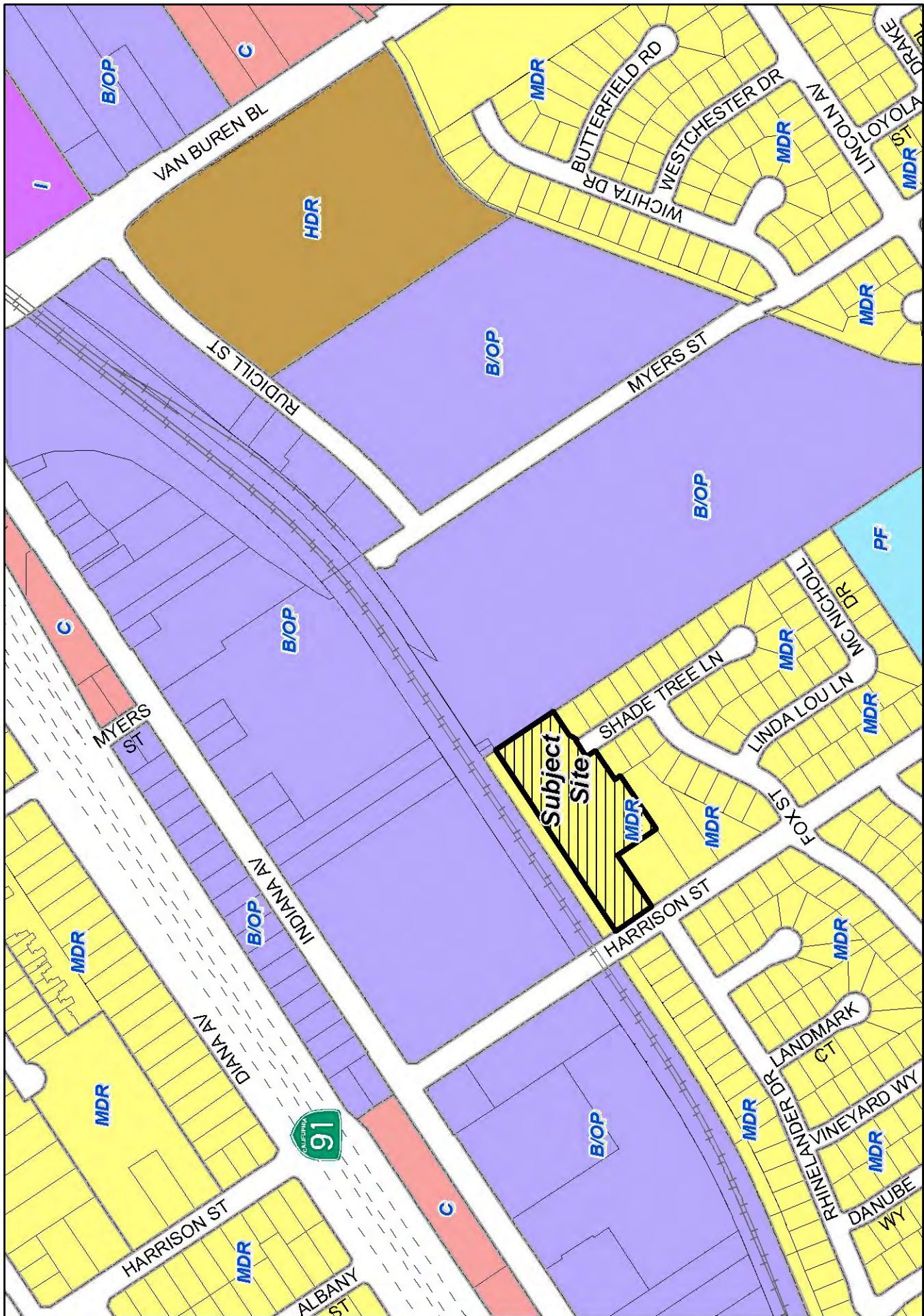
13. Appeal Information

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

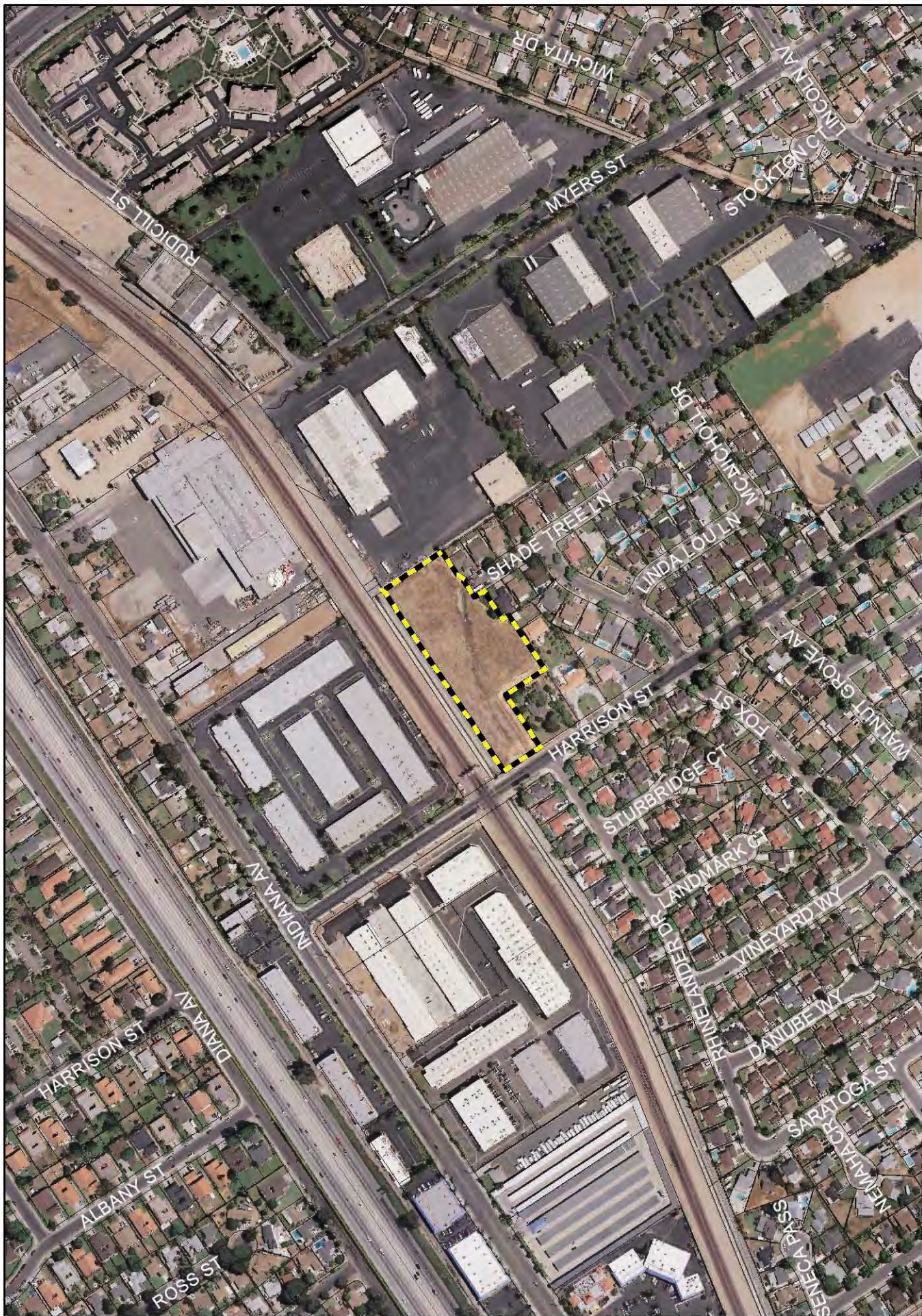


P09-0112/0113, Exhibit 1 - Existing Zoning

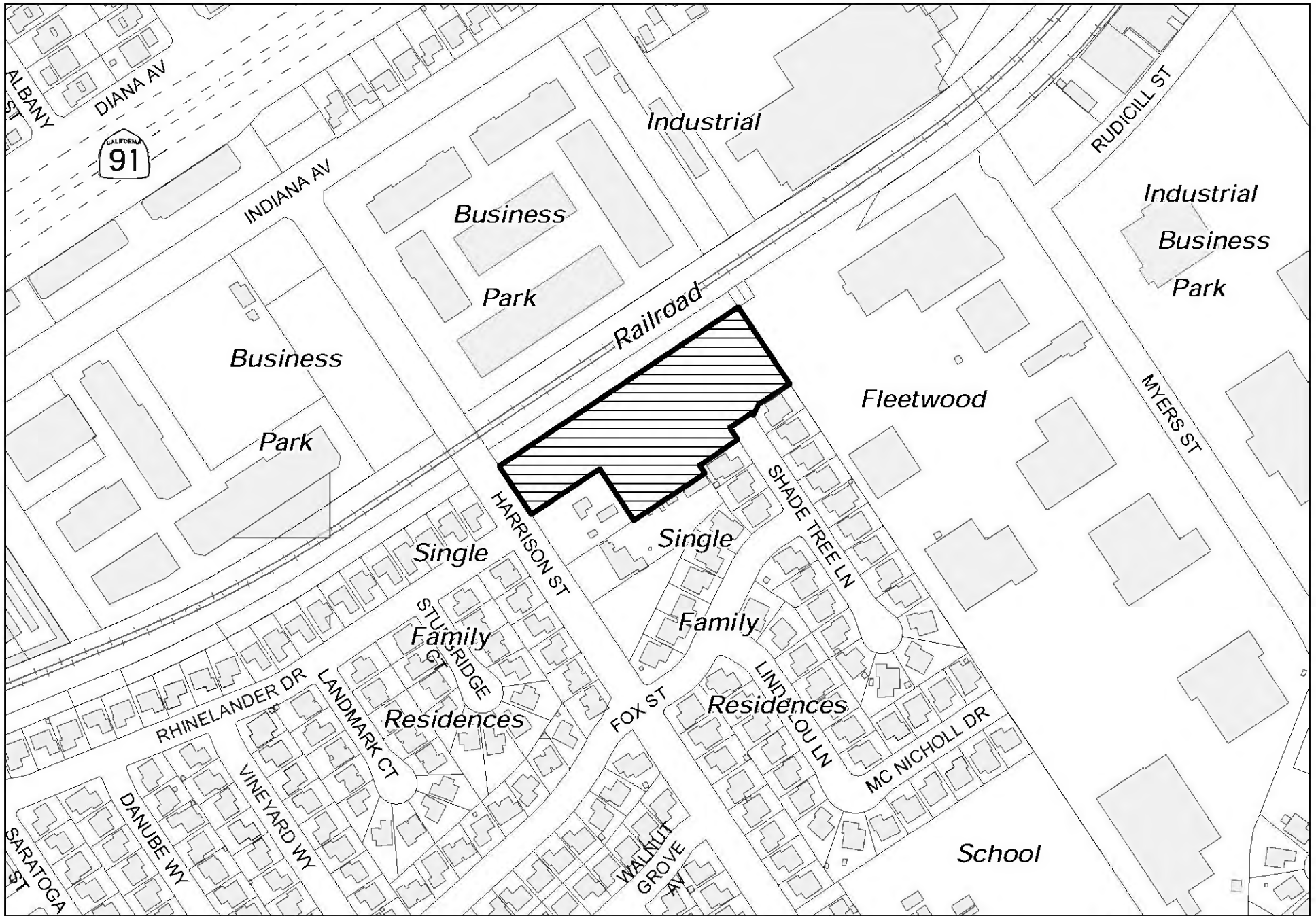




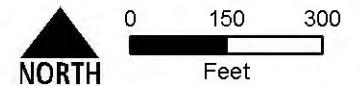
P09-0112/0113, Exhibit 2 - Existing General Plan



P09-0112/0113, Exhibit 3 - 2008 Aerial Photo



P09-0112/0113, Exhibit 4 - Existing Land Uses



[illegible]

IN THE CITY OF ANIMAS, COUNTY OF KANE, STATE OF CALIFORNIA

BEING A PORTION OF LOTS 6, 7, 10 AND 11 AND ALL OF LOTS 8 AND 14 OF BLOCK 24 OF LOTS OF THE ADJUTANT LAND AND ADJUTANT CAMP, IN THE CITY OF INYARDEN, COUNTY OF INYARDEN, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 1, PAGE 1, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY.



Petition Against Case # P09-0113 and # P09-0112

Regarding Case Number P09-0113 and P09-0112 To rezone 3.3 acres from R-1-7000 Single Family Residential to Business Manufacturing Park. The Signatures below are from the surrounding property owners who are against the rezoning.

Printed Name	Address	Signature
¹ KARL REIBOLD	3157 HARRISON ST. RIV	Karl Reibold
² KARL YANCEY	9917 Rhineland Dr Riv	Karl Yancey
³ JOHN GONZALES	3220 HARRISON ST.	John Gonzales
⁴ Gail Gonzales	3220 Harrison St	Gail Gonzales
⁵ George Calvert	3123 HARRISON ST.	George Calvert
⁶ NANCY VANTER	3230 HARRISON ST Riv	Nancy S. Venter
⁷ MAXINE Dunigan	9909 Rhineland Dr	Maxine Dunigan
⁸ Ruthann Micoch	3241 Starbridge Ct.	Ruthann Micoch
⁹ Pascual ARRIAGA	3231 Starbridge Ct	Pascual Arriaga
¹⁰ Jim Tzuth	3203 HARRISON RIVERSIDE	Jim Tzuth
¹¹		
¹²		
¹³		
¹⁴		
¹⁵		
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Mitigated Negative Declaration

AGENDA ITEM NO.: 2

WARD: 5

1. **Case Number:** P09-0112 and P09-0113
2. **Project Title:** Rezoning and General Plan Amendment
3. **Hearing Date:** April 23, 2009
4. **Lead Agency:** City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Clara Miramontes
Phone Number: (951) 826-5277
E-mail: cmiramontes@riversideca.gov
6. **Project Location:** 3203 Harrison Street
7. **Project Applicant/Project Sponsor's Name and Address:**

Applicant: CT Realty Corporation
David Ball
20151 S.W. Birch, #200
Newport Beach, CA 92660
(949) 752-5115

Representative: Stephen Whyld, AICP
7012 Edgewild Drive
Riverside, CA 92506
(951) 789-4619
8. **General Plan Designation:** MDR – Medium Density Residential
9. **Zoning:** R-1-7,000 – Single Family Residential
10. **Description of Project:**

The applicant is now proposing to change the zoning and General Plan land use designation to BMP and B/OP, respectively, in hopes of attracting a tenant that would occupy this property in connection with the property to the north. At this time, there are no plans submitted for the development of this parcel or the parcel to the north. The property to the north is already development with an industrial

building. The applicant is proposing to change the zoning and land use designation now in order to make the property marketable and ready for development. Any development of the property, or prior to establishing a use, would be subject to Planning staff review and approval prior to adoption of the rezoning case.

11. Existing Land Use and Setting

The subject property is located directly adjacent to a railroad and backs up to a larger property designated for light industrial/office development. The site is constrained given its location next to a railroad track to the west and directly behind a business/manufacturing park to the north and northeast, but yet, also adjacent to residences to the south and east.

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

Adjacent Existing General Plan/Land Use:

North: B/OP – Business/Office Park / Industrial uses and Railroad right of way

South: MDR – Medium Density Residential, PF-Public Facilities / Single Family Residences, Harrison School

East: MDR – Medium Density Residential / Single Family Residential

West: B/OP – Business/Office Park / Industrial uses and Railroad right of way

Adjacent zoning:

North: BMP - Business and Manufacturing Park

East: R-1-7000-Single Family Residential

South: R-1-7000-Single Family Residential

West: BMP - Business and Manufacturing Park

13. Other Public Agencies whose Approval is Required (e.g., permits, financial approval, or participation agreement.):

- a. None

14. Other Environmental Reviews Referenced in this Review:

- a. General Plan 2025
- b. Zoning Code, Title 19
- c. GP 2025 FPEIR

15. Acronyms

GP 2025 -	General Plan 2025
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
MSHCP -	Multiple-Species Habitat Conservation Plan
SCAG -	Southern California Association of Governments
RCP -	Regional Comprehensive Plan
RTP -	Regional Transportation Plan
SCAQMD -	South Coast Air Quality Management District
AQMP -	Air Quality Management Plan
RCALUCP -	Riverside County Airport Land Use Compatibility Plan
SWPPP -	Storm Water Pollution Prevention Plan
WQMP -	Water Quality Management Plan
MARB/MIP -	March Air Reserve Base/March Inland Port
AICUZ -	Air Installation Compatible Use Zone Study

MJPA-JLUS -	March Joint Powers Authority - Joint Land Use Study
SKR-HCP -	Stephens' Kangaroo Rat - Habitat Conservation Plan
RUSD -	Riverside Unified School District
AUSD -	Alvord Unified School District
WMWD -	Western Municipal Water District
EMWD -	Eastern Municipal Water District
USGS -	United States Geologic Survey
FEMA -	Federal Emergency Management Agency
GIS -	Geographic Information System
RMC -	Riverside Municipal Code
NCCP -	Natural Communities Conservation Plan
RPU -	Riverside Public Utilities
LHMP -	Local Hazard Mitigation Plan
EOP -	Emergency Operations Plan
OEM -	Office of Emergency Services

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 Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <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 Services | <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



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	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1a. Response: (Source: General Plan 2025, GP 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways) The proposal does not involve the construction of new buildings. All future construction facilitated by this project or change of use will be required to undergo Planning Staff review and approval prior to permit issuance. The proposed project will not have impacts on a scenic vista. Therefore, no significant impact is expected.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
1b. Response: (Source: General Plan 2025 and GP 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways) The proposed project will not substantially damage scenic resources including trees, rock outcropping, and historic buildings as it is not located near a State scenic highway. Therefore, no significant impact is expected. See response 1a, above.				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1c. Response: (Source: General Plan 2025, GP 2025 FPEIR, GP 2025 Zoning Code, Citywide Design and Sign Guidelines) The proposal is not expected to substantially degrade the existing visual character or quality of the site and its surroundings, as it constitutes a map change only. Additionally, any future construction will require a separate review for compliance with the Zoning Code and General Plan, including the City's Design Guidelines. Therefore, no impact is expected.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
1d. Response: (Source: General Plan 2025, GP 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area) Any future change to the site facilitated by this project will require a separate review for compliance with the Zoning Code and General Plan, including the City's Design Guidelines for lighting. Additionally, this project is not within the Mount Palomar Lighting area. Therefore, no impacts are expected to day or nighttime views.				
2. AGRICULTURE RESOURCES:				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2a. Response: (Source: General Plan 2025 Figure OS-2 – Agricultural Suitability, GP 2025 FPEIR Figure 5.2-1 - Designated Farmland, Figure 5.2-7 Proposed General Plan Land Use Designations Permitting Agricultural Uses with Designated Farmland, Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Appendix I – Designated Farmland Table) The subject site is designated Urban and Built-Up Land by the California Department of Conservation and the				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
surrounding area has been developed, thus agricultural resources and/or operations would not be appropriate at this location. No impact is expected.				
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2b. Response: (Source: General Plan 2025 Figure OS-3 - Williamson Act Preserves, GP 2025 FPEIR Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Figure 5.2-2 - Williamson Act Preserves, and GP 2025 Zoning) The proposed BMP Zone and BO/P General Plan Land Use designation prohibits agricultural uses. Also, it would not be appropriate to establish agricultural uses in the subject area, as it has already been developed with the Citrus Business Park/Fleetwood Enterprises, Inc. industrial complex and is surrounded by existing development. In addition, no Williamson Act contract occurs on the subject site, nor do any contracts occur within one-half mile of the subject site. Therefore, no impact is expected.				
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2c. Response: (Source: , GP 2025 FPEIR Figure 5.2-1 - Designated Farmland, Figure 5.2-2 - Williamson Act Preserves, Appendix I – Designated Farmland Table, and Proposition R and Measure C) See response 2b, above.				
3. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3a. Response: (Source: GP 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan) The proposed project will not result in any construction at this time. However, any future uses or development shall be required to comply with air quality requirements. Therefore, the project will not conflict with nor obstruct implementation of the applicable air quality plan and a less than significant impact will result.				
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"/>
3b. Response: (Source: GP 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 AQMP) This proposal will have a less than significant impact on air quality. See response 3a, above.				
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"/>
3c. Response: (Source: GP 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan) This proposal will not result in a significant increase in pollutant levels. See response 3a, above.				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3d. Response: (Source: GP 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan; LSA, Health Risk Analysis for the Fleetwood RV Development, May 2008; RK Engineering Group, Inc., Fleetwood RV Traffic				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Impact Study, May 2, 2008)</i>				
This proposal will not result in a significant increase in pollutant levels. See response 3a, above.				
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3e. Response: This proposal will not result in a significant increase in pollutant levels. See response 3a, above.				
4. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4a. Response: (Source: Western Riverside County MSHCP, GP 2025 FPEIR Figure 5.4-4 - MSHCP Criteria Cells, Figure 5.4-3 - SKR Core Reserves and Other HCP, Figure 5.4-2 - MSHCP Area Plans, Figure 5.4-4, MSHCP Criteria Cells and Subunit Areas, and Figure 5.4-5 MSHCP Cores and Linkages, Figure 5.4-6, MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7, MSHCP Criteria Area Species Survey Area, and Figure 5.4-8, MSHCP Burrowing Owl Survey Area) The proposal does not involve the construction of new buildings on-site at this time. All future construction will be required to undergo Planning Staff review and approval prior to permit issuance. The proposed project will not directly or indirectly affect any biological resources, as the subject site is in a developed area and no environmental impacts are expected. Also, any future projects facilitated by this proposal will be reviewed on a case by case.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
4b. Response: (Source: GP 2025 FPEIR, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools) See response 4a, above.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
4c. Response: (Source: GP 2025 FPEIR, City of Riverside GIS/CADME USGS Quad Map Layer) See response 4a. above.				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4d. Response: (Source: MSHCP, and GP 2025 FPEIR Figure 5.4-5 - MSHCP Cores and Linkages) See response 4a. above.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
4e. Response: (Source: GP 2025 FPEIR, RMC Section 16.72.040 establishing the Western Riverside County MSHCP mitigation fee, RMC Section 16.40.040 establishing a Threatened and Endangered Species fees, and City of Riverside Tree Policy Manual) See response 4a. above.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
4f. Response: (Source: Western Riverside County Multi-Species Habitat Conservation Plan, Stephens' Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Act (Lake Mathews Plan) See response 4a. above. Further, the proposal does not conflict with the provisions of any of the habitat conservation plans.				
5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5a. Response: (Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas & Appendix D, Title 20 of the Riverside Municipal Code) No cultural/historic resources occur on the project site and the project area is located outside of all identified Historic Districts, Potential Historic Districts and Neighborhood Conservation Areas. Since the proposal does not involve the construction of new buildings no impacts are not expected. Potential future projects facilitated by this proposal will be evaluated on a case by case basis.				
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5b. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity) As no ground disturbance is proposed at this time, the project will have no impacts on archeological or paleontological resources. Therefore, no impact is expected.				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5c. Response: (Source: General Plan 2025 Policy HP-1.3) See response 5b, above.				
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5d. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity) The proposed project will not disturb any human remains. See response 5b, above.				
6. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
6i. Response: (Source: GP 2025 FPEIR Figure 5.6-2 - Faults and Fault Zones) No Fault-Rupture Hazard Zone, as designated by the California Department of Conservation, Alquist-Priolo Earthquake Fault Zone (1999) exists within the City of Riverside. However, the City is located in a region with several active fault lines. The subject site is located in excess of 10 miles from the Elsinore Fault Zone, one of the closest mapped fault zones to the City of Riverside. Any project facilitated by this proposal will be required to meet the 2007 California Building Code. No impact is expected				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6ii. Response: (Source: GP 2025 FPEIR Figure 5.6-2 - Faults and Fault Zones) See response 6a.i. above. No impact is expected.				
iii. Seismic-related ground failure, including liquefaction?				
6iii. Response: (Source: GP 2025 FPEIR Figure 5.6-2 - Faults and Fault Zones, and Figure 5.6-3 - Generalized Liquefaction Zones) This proposal does not involve new construction. Any projects facilitated by this proposal will be required to comply with the 2007 California Building Code.				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6iv. Response: (Source: GP 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Subdivision Code, Grading Code) The subject area is located in an urbanized, relatively flat area of the City, where landslides are not likely to occur. Therefore, no impact is expected. Also, see response 6a.iii, above.				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6b. Response: (Source: GP 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Subdivision Code, Grading Code) This proposal does not involve new construction or disruption of soil, as it constitutes a zone and land use change for marketing purposes only. Therefore, no impact is expected.				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6c. Response: (Source: GP 2025 FPEIR Figure 5.6-1, Areas Underlain by Steep Slope and Figure 5.6-3 - Generalized Liquefaction Zones) This proposal does not involve new construction or disruption of soil, as it constitutes a zone and land use change for marketing purposes only. Therefore, no impact is expected.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
6d. Response: (Source: GP 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, and Table 18-1-B of the Uniform Building Code 1994) See responses 6a and 6b, above.				
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"/>
6e. Response: (Source: GP 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential) See responses 6a and 6b, above.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7a. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code) The proposed project constitutes a zone and land use change, and activities that result in the transport, use or disposal of hazardous materials is not proposed. This proposal does not involve new construction, as it constitutes a map change only with minor site improvements. Therefore, no impact is expected.				
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"/>
7b. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code) See response 7a, above.				
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"/>
7c. Response: (Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Section 5.7 and 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) See response 7a, above.				
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"/>
7d. Response: (Source: GP 2025 FPEIR Figure 5.7-1 – Hazardous Waste Sites, Tables 5.7-A – CERCLIS Facility Information, 5.7-B – Regulated Facilities in TRI Information, and 5.7-C – DTSC EnviroStor Database Listed Sites) See response 7a, above.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
7e. Response: (Source: GP 2025 FPEIR Figure 5.7-2 -Airport Safety and Compatibility Zones, RCALUCP) The project is not within an airport influence area, as established by the Riverside County Airport Land Use Commission. Additionally, the land use proposed is consistent with the City of Riverside General Plan. As such, the project will have no impact on the airport operations or result in a safety hazard for people residing and working in the project area.				
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"/>
7f. Response: (Source: GP 2025 FPEIR) See response 7e, above.				
g. Impair implementation of or physically interfere with an	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
adopted emergency response plan or emergency evacuation plan?				
7g. Response: (Source: GP 2025 FPEIR, City of Riverside's EOP, 2002) This proposal does not involve new construction, as it constitutes a zone and land use change for marketing purposes only. Therefore, no impact is expected				
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"/>
7h. Response: (Source: GP 2025 FPEIR Figure 5.7-3 – Fire Hazard Areas, City of Riverside's EOP, 2002) See response 7a, above.				
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8a. Response: Any future projects facilitated by this proposal will be evaluated on a case by case basis. Therefore, no impact is expected.				
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"/>
8b. Response: See response 8a, above.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
8c. Response: See response 8a, above.				
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"/>
8d. Response: See response 8a, above.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
8e. Response: See response 8a, above.				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
8f. Response: See response 8a, above.				
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"/>
8g. Response: (Source: GP 2025 FPEIR Figure 5.8-2 - Flood Hazard Areas, and FEMA Flood Hazard Maps 060260-0010A Zone C) The project is not located within the 500 year zone or the 100 year zone. Therefore, no impact is expected.				
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"/>
8h. Response: (Source: GP 2025 FPEIR Figure 5.8-2 - Flood Hazard Areas, and FEMA Flood Hazard Maps 060260-0010A Zone C) See response 8g, above.				
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"/>
8i. Response: (Source: GP 2025 FPEIR Figure 5.8-2 - Flood Hazard Areas and FEMA Flood Hazard Maps) See response 8g, above. The proposed project constitutes a map change for finance purposes and will involve only minor improvement to the site, including repainting and other minor façade improvements. Any future projects facilitated by this proposal will be evaluated on a case by case basis. Therefore, no impact is expected.				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8j. Response: (Source: GP 2025 FPEIR) The project does not involve any activities that would result in inundation by seiche, tsunami or mudflow since the project involves no physical change to the site. Therefore, no impact is expected.				
9. LAND USE AND PLANNING: Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, City of Riverside GIS/CADME map layers) This proposal does not involve new construction, as it constitutes a zone and land use change for marketing purposes only. Therefore, no impact is expected. The project will not physically divide this area or the larger established community. Therefore, the project should not theoretically disrupt or divide the physical arrangement of the community and no impact is expected.				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9b. Response: (Source: General Plan 2025 Land Use and Urban Design Element Figure LU-10 - Land Use Policy Map, Table LU-4 – Planned Land Uses, RCALUCP, GP 2025 Zoning Code, Subdivision Code, Noise Code and FEMA Flood Hazard Maps) The MDR designation provides for the development of single-family homes, town houses and row houses. As well, the R-1-7,000 Zone allows for single family residences in accordance with the MDR land use designation. As mentioned prior, the subject property is located directly adjacent to a railroad and backs up to a larger property designated for light industrial/office development. The site is constrained given its location next to a railroad track to the west and directly behind a business/manufacturing park to the north and northeast, but yet, also adjacent to residences to the south and east. While residential development would seem the most appropriate use of this property, it would not be ideal to have residences directly adjacent to a railroad due to				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
noise, vibrations and nuisance reasons. By the same token, it may not seem appropriate to develop an industrial park on this property adjacent to residences due to noise generated by typical light industrial uses. However, by allowing light industrial uses, staff is able to condition and restrict the operation of any future use on this property, and therefore, alleviating nuisance to the existing residential neighborhood. Staff has no ability to restrict existing railroad operations. As such, this property could better serve as a buffer between the residences to the east and the railroad. The proposed BMP zoning designation and B/OP land use designation would allow this property to develop with a light industrial user that would require screen walls that could help attenuate train noise to the residences to the east. Therefore, with the recommended conditions/mitigation measures stated in the report, impacts will be less than significant.				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9c. Response: (Source: Western Riverside County MSHCP, SKR-HCP, Lake Mathews MSHCP, and NCCP) The project is an infill lot and it will not conflict with existing habitat conservation plans. Therefore, no impact is expected.				
10. MINERAL RESOURCES.				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10a. Response: (Source: GP 2025 FPEIR Figure 5.10-1, Mineral Resources) The proposal will not result in the loss of known mineral resources, as the subject site is not identified in the General Plan as one of the areas with potential for mineral extraction. Further, the proposed project constitutes a map change for finance purposes and will involve only minor improvement to the site, including repainting and other minor façade improvements, and no new construction is proposed. Therefore, no impact is expected.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10b. Response: (Source: GP 2025 FPEIR Figure 5.10-1, Mineral Resources) See response 10a, above.				
11. NOISE.				
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11a. Response: (Source: GP 2025 FPEIR Figure 5.11-6, 7, and 8, Table 5.11-F - Existing and Future Noise Contour Comparison, Table 5.11-I, Existing and Future Noise Contour Comparison, Riverside Municipal Code- Title 7 Table 5.11-E - Interior and Exterior Noise Standards) This project does not involve new construction. Therefore, the project will not result in significant noise impacts and the exposure of persons to excessive noise or vibration. Impacts will be less than significant.				
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"/>
11b. Response: (Source: GP 2025 FPEIR Figure 5.11-4, 2003 Railway Noise, Table 5.11-G -Vibration Source Levels For Construction Equipment) See response 11a, above.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
11c. Response: (Source: GP 2025 FPEIR Figure 5.11-4, 2003 Railway Noise) See response 11a, above.				
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"/>
11d. Response: (Source: GP 2025 FPEIR Table 5.11-J - Construction Equipment Noise Levels) See response 11a, above.				
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"/>
11e. Response: (Source: GP 2025 FPEIR Figures 5.11-9 – Riverside and Table 5.11-D, Noise/Land Use Noise Compatibility Criteria, RCLUCP) The project is not within an airport influence area, as established by the Riverside County Airport Land Use Commission. Additionally, the land use proposed is consistent with the City of Riverside General Plan. As such, the project is not located within an airport land use plan, nor is it located within two miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive noise levels. No impact is expected.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
11f. Response: (Source: GP 2025 FPEIR) See response 11e, above.				
12. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12a. Response: (Source: General Plan 2025 and GP 2025 FPEIR Table 5.12-A - SCAG Population and Households Forecast) The proposed project will not induce substantial growth or affect infrastructure beyond what has already been anticipated and approved as part of the General Plan Program Update. Therefore, no impact is expected.				
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"/>
12b. Response: (Source: General Plan 2025 and GP 2025 FPEIR) The proposed project is for a rezone and land use change. Therefore, no impact is expected.				
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"/>
12c. Response: (Source: General Plan 2025 and GP 2025 FPEIR) The proposed project will not displace. Therefore, no impact is expected.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
13. PUBLIC SERVICES.				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13a. Response: (Source: GP 2025 FPEIR Table 5.13-B - Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics) The proposed project is not anticipated to result in impacts to utilities and service systems. All future construction facilitated by this project will be required to undergo Planning Staff review and approval prior to permit issuance. Therefore, no impact is expected.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13b. Response: (Source: GP 2025 FPEIR Figure 5.13-1 - Policing Centers) See response 13a, above.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13c. Response: (Source: GP 2025 FPEIR Figure 5.13-2 - RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 - AUSD Boundaries, Table 5.13-E – AUSD, Figure 5.13-4 - Other School District Boundaries) See response 13a, above				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13d. Response: (Source: General Plan 2025, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, Table 5.14-B – Parks Inventory and Acreage Summary, Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, and Figure 5.14 – Parks and Recreation Facilities) See response 13a, above.				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13e. Response: (Source: GP 2025 FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers) See response 13a, above.				
14. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14a. Response: (Source) The proposed project will not result in any recreation related impacts, as redevelopment of the property to uses that may result in an increased need for recreational facilities is not proposed as part of this project. This proposal does not involve new construction, as it constitutes a zone and land use change for marketing purposes only. Therefore, no impact is expected.				
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"/>
14b. Response: (Source: GP 2025 FPEIR, Parks Master Plan 2003, Trails Master Plan, Bicycle Master Plan and Project Plans) See response 14a, above.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
15. TRANSPORTATION/TRAFFIC.				
Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15a. Response: As conditioned, no vehicular traffic resulting from any future use on this property will be permitted onto Harrison Street. Any traffic associated with any future use on this property shall be accessed from Myers Street. Harrison Street currently serves the adjacent business park to the north. Therefore, a less than significant impact is expected.				
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15b. Response: (Source: GP 2025 FPEIR Table 5.15-H - Existing and Typical Density Scenario Intersection Levels of Service; RK Engineering Group, Inc., Fleetwood RV Traffic Impact Study, May 2, 2008) See response 15a, above.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
15c. Response: (Source: RCALUCP for Riverside Airport Master Plan 1999) The project is not within an airport influence area, as established by the Riverside County Airport Land Use Commission. Additionally, the land use proposed is consistent with the City of Riverside General Plan. As such, the project will not result in a change in air traffic patterns, including an increase in traffic levels, or a change in location that will result in substantial safety risks. No impact to air traffic patterns is expected.				
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"/>
15d. Response: See response 15a, above.				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15e. Response: See response 15a, above.				
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15f. Response: Any future uses or construction shall be required to comply with the Zoning Code, including parking requirements. Therefore, impacts are less than significant.				
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15g. Response: See response 15a, above.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
16. UTILITIES AND SYSTEM SERVICES. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16a. Response: (Source: GP 2025 FPEIR Figure 5.16-1 - Riverside County Flood Control MDP Boundaries, Figure 5.16-2, Drainage Facilities, Table 5.15-H, Table 5.15-I, Table, Figure 5.15-4.) The proposed project is not anticipated to result in impacts to utilities and service systems. However, all future construction facilitated by this project will be required to undergo Planning Staff review and approval prior to permit issuance. Therefore, no impact is expected.				
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"/>
16b. Response: (Source: GP 2025 FPEIR Table 5.15-H) See response 16a, above.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
16c. Response: See response 16a, above.				
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"/>
16d. Response: See response 16a, above.				
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"/>
16e. Response: (Source: GP 2025 FPEIR Figure 5.16-5 - Sewer Service Areas Figure 5.16-6 -Sewer Infrastructure) See response 16a, above.				
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"/>
16f. Response: (Source: GP 2025 FPEIR Table 5.16-A - Existing Landfills) See response 16a, above.				
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"/>
16g. Response: (Source: GP 2025 FPEIR Table 5.16-A - Existing Landfills) See response 16a, above.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17a. Response: (Source: GP 2025 FPEIR Section 5.4 - Biological Resources and Section 5.5 - Cultural Resources) See responses in Sections 4 – Biological Resources and 5 – Cultural Resources. Based upon the discussion in Sections 4 (Biological Resources) and 5 (Cultural Resources), the proposal is not expected to result in 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 major periods of California history or prehistory. Therefore, the proposal will not result in significant impacts.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
17b. Response: (Source: GP 2025 FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts) As the proposal does not involve new construction, no significant cumulative impacts are expected. Additionally, no significant impacts were identified in the Initial Study. Therefore, the proposal will not result in impacts that are individually limited, but cumulatively considerable and no significant impact is expected.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
17c. Response: (Source: GP 2025 FPEIR Section 5 – Environmental Impact Analysis) Based upon the analysis and conclusions in this Initial Study, the proposal will not have a significant adverse effect on human beings directly or indirectly. Therefore, no impact is expected.				

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).

DRAFT PLANNING COMMISSION MINUTES – April 23, 2009

2. **PLANNING CASES P09-0113 and P09-0112:** Proposal by CT Realty Corporation to change the General Plan Land Use designation from MDR – Medium Density Residential to B/OP – Business Office Park and to amend the Municipal Code (Title 19) to rezone approximately 3.3 vacant acres from R-1-7000 – Single Family Residential to BMP – Business Manufacturing Park to facilitate future office and light industrial/manufacturing uses at 3203 Harrison Street, situated on the easterly side of Harrison Street, between Indiana Avenue and Fox Street in Ward 5. **Contact Planner:** Clara Miramontes (951) 826-5277 cmiramontes@riversideca.gov

Chairman Comer was disqualified from participating in this hearing due to a potential financial conflict of interest.

Commissioner Maloney served as Chair Pro Tem.

Clara Miramontes, Principal Planner, presented the staff report. She added two conditions: one, that the perimeter wall along the railroad tracks shall be treated with landscaping to prevent graffiti; and, two, to include a pedestrian gate on Harrison Street to ensure that the routine maintenance of the reverse frontage takes place.

Steve Whyld, 7012 Edgewild, Riverside, representing CT Realty Corporation, stated that with him today is Dave Ball from CT Realty who is available to answer any questions the Commission may have. He first thanked staff for working with them to put together a plan that makes sense for CT, the neighborhood and community. He stated that, as Clara mentioned, CT Realty is now the new owner of what was formerly the Fleetwood campus (about 40 acres) and was sold to CT Realty last year. CT Realty has subsequently divided those acres into 14 parcels and has been spending significant sums over the past six months to repaint, re-landscape, and generally upgrade all of the buildings. He suggested the Commission go look at the property if they have not recently. He explained that in addition to their ownership of the properties on Myers and Rudicil, what came with the Fleetwood sale was the subject property that exists today. He thinks the Commission will agree that this is no longer prime residential land, especially since this is one of the heaviest traveled railroads throughout the City of Riverside today. He stated that based on that analysis they believe the Business and Office Park designation is the most appropriate for this property and they also believe the conditions of approval as recommended by staff are reasonable and appropriate. He stated CT Realty is committed to being a good neighbor; they are committed also to coming up with land uses that are sensitive to the neighborhood and work with the neighborhood in terms of coming up with the appropriate mitigation measures.

Bruce Shanks stated that he is a friend of Carl Ribalt, the gentleman who filled out the petition. He stated that, originally, the residents did not have enough information about what was going to be proposed on the site. They have since received a little bit more information, but still have concerns. He explained that residents are concerned as to what effect this proposal will have on their property values later down the road. He pointed out that Mr. Ribalt owns about an acre of land right next to the facility. If Mr. Ribalt decides to relinquish the property later on, would he still be zoned residential or will he be commercial. He stated that at one point someone approached Mr. Ribalt about building a condominium/warehouse project; a project that would have produced minimal traffic. He stated that Mr. Ribalt and other residents have been collecting substantial amounts of

valuable items usually stored in warehouses and they are concerned as to people being able to see what they have. He explained that now that they know there will be an eight-foot wall and a ten-foot buffer they feel more comfortable. He also expressed concerns regarding dust control and drainage.

Commissioner Maloney, Chair Pro Tem, asked staff for confirmation that Mr. Ribalt's property would remain residential.

Ms. Miramontes stated that is correct. She explained that the only way a property can be rezoned is upon a public hearing and application.

Commissioner Maloney, Chair Pro Tem, explained that when construction occurs on the site everything goes through the City and issues such as noise and drainage will be taken care of.

Commissioner Lock-Dawson inquired as to whether anyone has come forward from the community and made any suggestions as to how they would like to see the property used as an alternative.

Ms. Miramontes stated that no. She explained that the property has been vacant for some time. She knows there has been some interest from an RV commercial storage facility, which would require building walls on the property line and buffer from the railroad track noise; however, it is really what the market calls for. Staff cannot force an RV storage facility to move in there. Staff has heard residential suggested; however, one of the drawbacks is the noise from the railroad track.

Commissioner Riggle inquired as to whether there was any discussion as to how to deal with Shady Tree Lane. He commented that it looks like at some point it was intended to cul-de-sac out and potentially be residential.

Rob Van Zanten, Principal Engineer with the Public Works Department, stated that this type of situation is citywide; streets were stubbed out in anticipation of subsequent development. He thinks that in just about every instance he has come across in the last eight or nine years, the City has never extended it in accordance with what was maybe envisioned; a different type of use has always gone in whether a senior development or PRD. He stated that they have had discussions with the engineer on this project and have confirmed that there is going to be a requirement for some sort of turn around because it is more than 150 feet from the terminus of that street to the nearest intersection. So, based on State Fire Code, they do have to provide some form of turnaround. He referred to Condition 12.

Commissioner Riggle asked Mr. Whyld if he attempted to meet with the community and whether or not he was aware of the petition.

Mr. Whyld stated that they were familiar with the petition and have made contact with the petitioner; a conversation was held yesterday, at which time they explained the conditions of approval. He explained that having no access from Harrison Street was the biggest concern. He commented that they agreed to that from the beginning with staff.

Commissioner Riggle stated that when driving down Harrison from the southeast, you pass the elementary school in an all-residential neighborhood, until you drop over the tracks and see that the tops of the buildings of the business park on the north side of the tracks is about 10-15 feet lower

and barely visible. He asked the applicant if he would be willing to entertain holding the buildings back on Harrison so that it has a bit more of a residential feel.

Mr. Whyld pointed out that the zone itself requires a 20-foot landscape setback from Harrison Street, so this property would maintain the established setback along Harrison Street.

Commissioner Riggle referred to the main petitioner's property and inquired as to whether an eight-foot-high wall would be put up right at the property line.

Mr. Whyld stated yes.

Commissioner Riggle expressed his reservation with that.

Commissioner Maloney referred to the required landscaping on the railroad side. He asked staff how they propose doing this since it is railroad property.

Ms. Miramontes stated that there would not be landscaping on the railroad property. They could move the wall a few feet in or the other way they have seen it done is they do pocket holes at the base of the wall and let the vines grow on them.

Commissioner Maloney stated that would be his recommendation.

The public hearing was officially closed.

Commissioner Brown expressed his concern that the Commission is being asked to change the General Plan for this area when there are too many unknowns. He asked the Commissioners to think about whether they are being asked to change the General Plan to accommodate a marketing situation, or whether they should suggest to the applicant that they go back out and try to find somebody to put in something such as a mini-storage facility, which was previously agreed to.

Commissioner Maloney, Chair Pro Tem, stated that he thinks everyone would agree that residential is not a good use. He asked staff if a mini-storage would be consistent with the zone.

Mr. Gutierrez stated yes.

Commissioner Maloney, Chair Pro Tem, stated that a mini-storage in this location could very well happen.

Commissioner Lock-Dawson explained that the reason she asked whether or not the neighborhood has suggested any alternatives is because she feels this piece of property is quite substantial and should accommodate the residents' best interests.

Commissioner W.B. Allen stated that he agrees with Commissioner Brown. He inquired as to whether the Commission could approve the proposal, tentatively, allowing the applicant to go out and market the site and come back to the Commission.

Mr. Gutierrez explained that is precisely what the Commission would be doing by approving this, which is why staff recommended it. He stated that Commissioner Brown is exactly right; ideally,

we would like to see the development come forward with the rezoning so we could see exactly what we are getting; however, sometimes that is just not feasible, especially in this economy when you need to have some flexibility. He stated that one cannot market residential property; assuming that everyone agrees that residential is not a good use here, industrial is the only use it could be. He stated that staff's recommendation would be to approve the General Plan and the Zone change, tentatively; it cannot be adopted until a site plan comes back for approval.

Commissioner Maloney clarified that Condition 1 would need to be modified to require that this case come back to the Commission approval instead of staff.

Commissioner Riggle expressed his concern that he finds it odd to have the business park come all the way down to Harrison. He feels this case should go back to the community for more significant input.

Commissioner Maloney stated that no matter what, open space is not a good use for this site. He explained that diesel engines and children at play or picnicking is not a good mix.

Commissioner Lock-Dawson inquired as to whether any other zones were considered for this site.

Mr. Gutierrez stated that staff evaluated the whole range of zonings including leaving it residential. He explained that there are General Plan policies that speak against putting up housing up against the railroad tracks in terms of noise, air quality, and health risk assessments; staff dismissed residential. He explained that staff also looked at Office, Commercial, and Industrial; however, there were no good choices. He feels a mini-storage facility is ideal and the applicant has stated that they would like to market it that way as it makes a lot of sense to them also; however, he is very hesitant to recommend that the Commission rezone something for only one use as it has to be a range. Staff did find that Industrial could work if they apply appropriate buffers to protect the neighborhood along with some other accommodations; however, staff feels their recommendation makes the most sense.

Commissioner Brown asked the applicant to comment on his suggestion.

Dave Ball of CT Realty stated that he is responsible for this property and has been since they purchased it. He proceeded to address all three options they considered and their reasoning for the current proposal.

There was a brief discussion.

MOTION MADE by Commissioner W.B. Allen, **SECONDED** by Commissioner Lock-Dawson, **TO DETERMINE** that the proposed project will not have a significant effect on the environment, **TO RECOMMEND ADOPTION** of a Negative Declaration and **TO RECOMMEND APPROVAL** of Planning Case P09-0113 and P09-0112, subject to the findings and recommendations of staff, **WITH MODIFICATION** to include that the perimeter wall along the railroad track be treated with landscaping to prevent graffiti; that a pedestrian gate be installed on Harrison Street to ensure routine maintenance of the reverse frontage; to revise Condition 2 to stated that the design will be reviewed by the Planning Commission; and to require that this case that an advisory condition be added to require the applicant meet with the neighbors prior to the submittal of plans for a proposed use prior to review by the Planning Commission.

MOTION CARRIED unanimously.

AYES: L.E. Allen, W.B. Allen, Brown, Lock-Dawson, Maloney, Riggle, Wade

NOES: None

DISQUALIFIED: Comer

ABSTAINED: None

ABSENT: Tavaglione

Chairman Comer advised of the appeal procedure.