



City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

## Draft Mitigated Negative Declaration

WARD: 3

1. **Case Number:** P12-0442 (GPA), P12-0443 (RZ), P12-0444 (DR) & P12-0761 (CUP)
2. **Project Title:** Victoria Village Shopping Center Redevelopment – Stater Bros & CVS
3. **Hearing Date:** April 18, 2013
4. **Lead Agency:** City of Riverside  
Community Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522
5. **Contact Person:** Yvette Sennewald, Senior Planner  
**Phone Number:** (951) 826-5168
6. **Project Location:** 6880-6890 Lincoln Avenue & 2827-2861 Mary Street
7. **Project Applicant/Project Sponsor’s Name and Address:**

Scott Limbacher 909-733-5277 Stater Bros. 301 S. Tippecanoe Avenue San Bernardino, CA 92408	Dan Schultz 949-770-5752 MileStone Management 1422 S Allec St. Suite A Anaheim, CA 92805
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8. **General Plan Designation:** C – Commercial and P - Park
9. **Zoning:** CR – NC – Commercial Retail – Neighborhood Center and R-1-13000 – Single Family Residential
10. **Description of Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The proposed project includes a consideration of a General Plan Amendment to amend the Land Use Designation of an approximately 37,230 square foot portion of the project area currently developed as a public park from P - Park to C - Commercial, and Rezone the same area from R-1-13,000 - Single Family Residential to CR-NC - Commercial Retail - Neighborhood Center. The project also includes the Design Review of plot plan and building elevations for a proposed 44,636 square foot grocery store and a 11,485 square foot CVS Pharmacy and a 31,447 square foot pad for future commercial development. A Conditional Use Permit has been requested for a drive-thru pharmacy and off-sale alcohol sales (Type 21 - general alcohol) for the proposed CVS store.

The above noted entitlements are required in order to facilitate the redevelopment of the Victoria Village neighborhood commercial center that currently includes an existing approximately 24,307

square foot Stater Bros. grocery store, a 16,063 square foot CVS and 10,574 square feet of additional retail space on approximately 6.3 acres, situated on the northeast corner of Mary Street and Lincoln Avenue.

The proposed Victoria Village Commercial Center Development Project requires encroaching onto parkland including approximately 37,230 square feet of parkland that will be utilized to expand the Stater Bros. grocery store and loading dock. The Project also includes the necessary Washington Park improvements and expansion to facility the taking of parkland to build the market and dock.

The Park components are as follows:

- a) Expand the parking lot by eight additional parking spaces for a total of 27 and installing swing gates at both entries;
- b) Adding a decomposed granite walking/jogging path around the Park, as well as bikeway and pedestrian pathway connections to Victoria Avenue along Mary Street;
- c) Re-landscaping the streetscape area along Mary Street to improve visibility into the park; and
- d) Expand Washington Park, approximately 53,988 SF, toward Victoria Avenue, including approximately one acre of open turf area, a 6 foot high fence with stone pilasters, Park sign, new landscaping along Victoria Avenue, trail fencing, benches, bike racks, drinking fountain, various landscape and irrigation improvements and a butterfly garden

In total, the Park would realize a net increase of approximately 0.83 acres of developed parkland.

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

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
<b>Project Site</b>	Neighborhood Commercial Center and Public Park	C – Commercial and P - Park	CR-NC – Commercial Retail – Neighborhood Center and R-1-13000 – Single Family Residential
<b>North</b>	Single Family Residential	MDR – Medium Density Residential	R-1-7000 & R-1-8500 – Single Family Residential
<b>East</b>	Single Family Residential, Washington Elementary School & Pathways Church	MDR – Medium Density Residential & PF – Public Facilities	R-1-7000 & R-1-13000 – Single Family Residential
<b>South</b>	Public Park & Single Family Residential	P – Park, LDR – Low Density Residential & MDR – Medium Density Residential	R-1-13000 & R-1-8500 – Single Family Residential
<b>West</b>	Single Family Residential	MDR – Medium Density Residential	R-1-8500 & R-1-7000 – Single Family Residential

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

- a. Native American Heritage Commission – Tribal Consultation
- b. Airport Land Use Committee
- c. Parks & Recreation Commission

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

- a. General Plan 2025
- b. GP 2025 FPEIR

**14. Acronyms**

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

SKR-HCP - Stephens' Kangaroo Rat - Habitat Conservation Plan  
SWPPP - Storm Water Pollution Prevention Plan  
USGS - United States Geologic Survey  
WMWD - Western Municipal Water District  
WQMP - Water Quality Management Plan

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

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

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

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

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

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

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

For City of Riverside



City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT

## Planning Division

### Environmental Initial Study

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>1. AESTHETICS.</b> Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1a. Response:</b> (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)</p> <p><b>Less Than Significant Impact.</b> The proposed project consists of the demolition of an existing shopping center the currently is developed with a 24,307 square foot Stater Bros. grocery store, a 16,063 square foot CVS store and 10,574 square feet of additional retail buildings and the redevelopment of the site with a larger approximately 44,656 square foot Stater Bros. grocery store, a 11,465 square foot CVS store with a drive-thru pharmacy and a 31,447 square foot pad for future retail development. The project is in an urbanized area completely surrounded by existing development where there are no scenic vistas and where direct, indirect and cumulative impacts to scenic vistas are <b>less than significant impacts</b>.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1b. Response:</b> (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City’s Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)</p> <p><b>Less Than Significant Impact.</b> The General Plan 2025 designates several roadways as Scenic Boulevards and Parkways in order to protect scenic resources and enhance the visual character of Riverside. The proposed project is located approximately 595 feet from Victoria Avenue which is designated as a Scenic and Special Boulevard within the Circulation and Community Mobility Element of the General Plan 2025. The redevelopment of the commercial center will not have an impact on Victoria Avenue as it is situated almost 600 feet away from Victoria Avenue. Landscaping in and around the project site and Washington Park will assist in screening the commercial center from Victoria Avenue.</p> <p>The project also includes an expansion of Washington Park. The plans indicate that Washington Park will expand approximately 160 feet to the southeast, towards and adjacent to, Victoria Avenue. Since Victoria Avenue is a Special/Scenic Boulevard and is listed on the National Register of Historic Places, all improvements along Victoria Avenue are required to obtain a Certificate of Appropriateness to ensure that the aesthetic qualities of Victoria Avenue are consistent with the Citywide Design Guidelines as well as the Secretary of the Interior Standards. The project includes incorporating two rows of citrus trees along Victoria Avenue and landscape and planting compatible with the historic streetscape. In addition, a decorative wall with vines and tree planting buffer has been included to screen the loading dock and Stater Bros. market building. The General Plan 2025 also includes policies intended to minimize aesthetic impacts and impacts on visual resources and this project will comply with these policies. Therefore, the proposed project will have a <b>less than significant impact</b> on the scenic resources of the area directly, in directly and cumulatively.</p>				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>1c. Response:</b> <i>(Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines)</i></p>				
<p><b>Less Than Significant Impact.</b> The proposed redevelopment of the commercial center is subject to Design Review and with the recommended Conditions of Approval, is consistent with established Citywide Design and Sign Guidelines.</p>				
<p>The expansion of the public park will include some improvements along the Victoria Avenue frontage. Since Victoria Avenue is listed on the National Register of Historic Places and has cultural significance, a Certificate of Appropriateness is required for the proposed improvements along Victoria Avenue and is being processed under Planning Case P13-0189 to ensure that the proposed improvements are consistent with the existing landscape along Victoria Avenue, including the planting of citrus trees and appropriate landscaping. Due to all these factors, direct, indirect and cumulative impacts on the visual character and quality of the area are <b>less than significant impacts</b>.</p>				
<p>d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>1d. Response:</b> <i>(Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines)</i></p>				
<p><b>No Impact.</b> The site is not within the Mount Palomar Lighting Area and no new lighting is proposed under this project that will adversely affect day or nighttime views in the area as the commercial site already includes site lighting consistent with commercial development. The redevelopment of the site will include exterior lighting on and around the site that is typical of the existing situation. No impact directly, indirectly or cumulatively will occur as a result of this project which would adversely affect day or nighttime views.</p>				
<p><b>2. AGRICULTURE AND FOREST RESOURCES:</b></p>				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2a. Response:</b> <i>(Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability &amp; General Plan 2025 FPEIR – Appendix I – Designated Farmland Table)</i></p>				
<p><b>No Impact.</b> The Project is located within an urbanized area. A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 reveals that the project site is not designated as, and is not adjacent to or in proximity to any land classified as, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively to agricultural uses.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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"/>
<b>2b. Response:</b> (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)				
<b>No Impact.</b> The site is within a built environment and no Williamson Act contracts are implemented on the site. The proposed project will not conflict with existing zoning for agricultural uses or any applicable Williamson Act contracts. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.				
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2c. Response:</b> (Source: GIS Map – Forest Data)				
<b>No Impact.</b> The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2d. Response:</b> (Source: GIS Map – Forest Data)				
<b>No Impact.</b> The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland, therefore <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2e. Response:</b> (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data)				
<b>No Impact.</b> The project is located in an urbanized area of the City in an area that is developed with commercial and residential uses as well as a public park. The proposal includes the redevelopment of an approximately 6.3 acre neighborhood commercial center and expansion of the adjacent public park. Additionally, the site does not support agricultural resources or operations. The project will not result in the conversion of designated farmland to non-agricultural uses. In addition, there are no agricultural resources or operations, including farmlands within proximity of the subject site. The City of Riverside has no forest land that can support 10-percent native tree cover. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forest land.				
<b>3. AIR QUALITY.</b>				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3a. Response:</b> (Source: South Coast Air Quality Management District’s 2007 Air Quality Management Plan (AQMP))				
<b>Less Than Significant Impact With Mitigation Incorporated.</b> The proposed project involves a General Plan Amendment to change the land use designation of an approximately 0.83-acre portion of the site from P – Public Park to C - Commercial.				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>This action will result in a slight increase in emissions as a result of the change in land use designation; however the increase in commercial land use over that analyzed under the General Plan 2025 is limited to 0.83 acres and thus will be insignificant and not result in conflicts with or obstruct implementation of the applicable air quality plan. Further, to ensure short term emissions are further reduced, the General Plan 2025 Program required mitigation measures that have been applied to this project, MM AIR 1 - 2. Further, the project will not conflict with or obstruct implementation of South Coast District's 2007 Air Quality Management Plan (AQMP) and will be subject to mitigation measures (MM AIR 1 - 2) as outlined below, the impacts directly, indirectly and cumulatively will be <b>less than significant with mitigation incorporated</b>.</p> <p><b>MM Air 1:</b> To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.</p> <p><b>MM Air 2:</b> To reduce construction related particulate matter air quality impacts of City Projects the following measures shall be required:</p> <ol style="list-style-type: none"> <li>1. The generation of dust shall be controlled as required by the AQMD;</li> <li>2. Grading activities shall cease during periods of high winds (greater than 25 mph);</li> <li>3. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and</li> <li>4. The contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.</li> </ol>				
<p>b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

**Less Than Significant Impact with Mitigation.** An Air Quality Model was conducted using CalEEMod. The results of the air quality model showed that the proposed Project would generate emissions far lower than the SCAQMD thresholds for significance for air quality emissions and it was determined to be **less than significant** directly, indirectly and cumulatively to ambient air quality and will not contribute to an existing air quality violation.

CalEEMod MODEL RESULTS SHORT-TERM IMPACTS						
Activity	Daily Emissions (lbs./day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>SCAQMD Daily Thresholds Construction</b>	75	100	550	150	150	55
<b>Daily Project - Emissions Construction</b>	<i>4.31</i>	<i>7.90</i>	<i>5.87</i>	<i>0.02</i>	<i>1.24</i>	<i>0.53</i>
<b>Exceeds Y/N Threshold?</b>	N	N	N	N	N	N

CalEEMod MODEL RESULTS LONG-TERM IMPACTS						
Activity	Daily Emissions (lbs./day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>SCAQMD Daily Thresholds Operation</b>	55	55	550	150	150	55
<b>Daily Project - Emissions Operational</b>	<i>4.92</i>	<i>8.38</i>	<i>34.68</i>	<i>0.04</i>	<i>4.63</i>	<i>0.46</i>
<b>Exceeds Y/N Threshold?</b>	N	N	N	N	N	N

To ensure short term emissions are further reduced the General Plan 2025 Program required mitigation measures that have been applied to this project, MM AIR 1-2. Therefore, because the project will not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, and will be subject to further mitigation measures (MM AIR 1 - 2) as outlined below, the impacts directly, indirectly and cumulatively will be **less than significant with mitigation incorporated**.

**MM Air 1:** To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

**MM Air 2:** To reduce construction related particulate matter air quality impacts of City Projects the following measures shall be required:

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<ol style="list-style-type: none"> <li>1. The generation of dust shall be controlled as required by the AQMD;</li> <li>2. Grading activities shall cease during periods of high winds (greater than 25 mph);</li> <li>3. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and</li> <li>4. The contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.</li> </ol>				
<p>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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3c. Response:</b> <i>(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod 2007 Model, EMFAC 2007 Model)</i></p>				
<p><b>Less Than Significant Impact.</b> Per the GP 2025 FPEIR, AQMP thresholds indicate future construction activities under the General Plan 2025 are projected to result in significant levels of NO<sub>x</sub> and ROG, both ozone precursors, PM-10, PM-2.5, and CO. Although long-term emissions are expected to decrease by 2025, all criteria pollutants remain above the SCAQMD thresholds.</p>				
<p>The portion of the Basin within which the City is located is designated as a non-attainment area for ozone, PM-10 and PM-2.5 under State standards, and as a non-attainment area for ozone, carbon monoxide, PM-10, and PM-2.5 under Federal standards.</p>				
<p>The proposed Project involves a General Plan Amendment to change the land use designation of an approximate 0.83 acre portion of the site from P – Public Park to C - Commercial. This action will result in a slight increase in emissions as a result of the change in land use designation, a result of the change in land use designation; however the increase in commercial land use is limited to 0.83 acres and will be negligible.</p>				
<p>Because the proposed project is substantially consistent with the General Plan 2025, cumulative impacts related to criteria pollutants as a result of the project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the General Plan 2025 FPEIR. Therefore, cumulative air quality emissions impacts are <b>less than significant</b>.</p>				
<p>d. Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>3d. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod, EMFAC 2007 Model)</p>				
<p><b>Less Than Significant With Mitigation.</b> In conformance with the General Plan 2025 FPEIR MM AIR 1 and MM AIR 7 a CalEEMod computer model analyzed short-term construction and long-term operational related impacts of the project and determined that the proposed project would not exceed SCAQMD thresholds for short-term construction and long-term operational impacts. The project site contains a neighborhood shopping center and a public park, and the proposed project involves the redevelopment of the shopping center and the expansion of the park.</p>				
<p>The proposed project involves a General Plan Amendment to change the land use designation of approximately 0.83 acre portion of the site from P – Public Park to C - Commercial. This action will result in a slight increase in emissions as a result of the change in land use designation, however the increase will be negligible as the increase in commercial land use added to the site is 0.83 acres. In addition, the project site is adjacent to and in proximity to existing single family residences, sensitive receptors that could be affected by short-term air quality impacts from construction activities. To ensure short term emissions are further reduced, and impacts to nearby sensitive receptors are minimized with the General Plan 2025 Program required mitigation measures that have been applied to this project, MM AIR 1 - 2. As a result, impacts related to exposure of sensitive receptors to substantial pollutant concentrations directly, indirectly and cumulatively will be <b>less than significant with mitigation incorporated</b> with the following mitigation measures:</p>				
<p><b>MM Air 1:</b> To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.</p>				
<p><b>MM Air 2:</b> To reduce construction related particulate matter air quality impacts of City Projects the following measures shall be required:</p>				
<ol style="list-style-type: none"> <li>1. The generation of dust shall be controlled as required by the AQMD;</li> <li>2. Grading activities shall cease during periods of high winds (greater than 25 mph);</li> <li>3. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and</li> <li>4. The contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.</li> </ol>				
<p>e. Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>3e. Response:</b> (Source: )</p>				
<p><b>No Impact.</b> The project would not expose a substantial number of people to objectionable odors because the proposed use is a neighborhood shopping center that includes a grocery store, pharmacy with a drive-thru and future retail space as well as the expansion of a public park and given the proposed use is a commercial center, no amount of objectionable odors are anticipated to be generated. Therefore, <b>no impact</b> to creating objectionable odors will occur directly, indirectly or cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4a. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area)</p> <p><b>No Impact.</b> The project site is located on a previously developed/improved site within an urbanized area and a search of the MSHCP database and other appropriate databases identified no potential for candidate, sensitive or special status species, or suitable habitat for such species on site. Federal Species of Concern, California Species of Special Concern, and California Species Animal or Plants on lists 1-4 of the California Native Plant Society (CNPS) Inventory. Therefore, the project will have <b>no impact</b> directly, indirectly and cumulatively on habitat modifications, species identified as a candidate, sensitive, or special status species in local or regional plans, and policies or regulations of the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p>				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4b. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)</p> <p><b>No Impact.</b> The project is located on a previously developed/improved site within an urbanized area where no riparian habitat or other sensitive natural community exists on site or within proximity to the project site. Therefore, the project will have <b>no impact</b> on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service directly, indirectly and cumulatively.</p>				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4c. Response:</b> (Source: City of Riverside GIS/CADME USGS Quad Map Layer)</p> <p><b>No Impact.</b> The project is located within an urbanized area where no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) exist on site or within proximity to the project site. The project site does not contain any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include USACOE jurisdictional drainages or wetlands. Therefore, the proposed project would have <b>no impact</b> to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively.</p>				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
<b>4d. Response:</b> (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage)				
<b>No Impact.</b> The project is within an urbanized area and will not result in a barrier to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the project will have <b>no impact</b> to wildlife movement directly, indirectly and cumulatively.				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>4e. Response:</b> (Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual)				
<b>Less Than Significant Impact.</b> Implementation of the proposed Project is subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees.  Any project within the City of Riverside’s boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute. Any future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way, and therefore, impacts will be less than significant.				
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"/>
<b>4f. Response:</b> (Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan)				
<b>No Impact.</b> The project site is located on a previously developed/improved site within an urbanized area and will not impact an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan directly, indirectly and cumulatively. Therefore, the project will have <b>no impact</b> on the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.				
<b>5. CULTURAL RESOURCES.</b> Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5a. Response:</b> (Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code and site specific Cultural Resources Survey prepared by Wilkman Historical Services on February 7, 2012 )				
<b>Less Than Significant Impact.</b> The proposed project involves the alteration of a historical resource as defined under Section 15064.5 (a) of the CEQA Guidelines. Per the CEQA Guidelines the area along Victoria Avenue that will be				



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>incorporated into the adjacent Washington Park site is designated City Landmark #8 as defined in Title 20 of the Riverside Municipal Code.</p> <p>The existing residential property situated on the northeast corner of the intersection of Vitoria Avenue and Mary Street located at 6893 Victoria Avenue, was previously developed with a single family residence constructed in 1925 and occupied by Charles Montagu Dammers. The house was demolished in 2011. Dammers is a significant aspect of Riverside’s history. Over the course of the short period between 1928 and 1946, the passion and dedication of the “citizen scientist” left a legacy of hundreds of scientific illustrations, the listing of at least 19 insect species with the “dammersi” designation, and the authorship or co-authorship of at least 36 scientific journal articles. The Cultural Survey prepared for the project – “Charles Montagu Dammers: Riverside California’s Butterfly Man” by Bill Wilkman, Wilkman Historical Services Final Report, dated February 14, 2012, - thoroughly documents Dammers’ life and significance in the field of entomology. The report includes recommendations for recognizing Commander Charles Montagu Dammers including, but not limited to, the consideration of renaming Washington Park in honor of Dammers; partnerships with the Municipal Museum and/or UC Riverside for educational opportunities related to Dammers’ work; the creation of a butterfly garden in the park; and preservation of a remnant of the Dammers citrus grove. As shown in the conceptual park plan, citrus trees and a butterfly garden have been incorporated into the park expansion.</p> <p>Because there are proposed improvements included along Victoria Avenue, an Administrative Certificate of Appropriateness application is being reviewed pursuant to adopted City code (Title 20) to ensure the proposed changes are consistent with the Secretary of the Interior’s Standards and Guidelines and would not have a significant adverse environmental effect as defined by CEQA. Under the review of Planning Case P13-0189, staff has analyzed the impacts to Victoria Avenue. The project plans for the Certificate of Appropriateness include the incorporation of two rows of citrus trees along Victoria Avenue and landscape and planting compatible with the historic streetscape. In addition, a decorative wall with vines and a tree planting buffer has been included to screen the loading dock and Stater Bros. market building. All of these design elements incorporated into the project ensure a <b>less than significant impact</b> directly, indirectly and cumulatively.</p>				
<p>b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>5b. Response:</b> <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study and site specific Cultural Resources Survey prepared by Wilkman Historical Services on February 7, 2012)</i></p> <p><b>Less Than Significant Impact.</b> This project site is within an urbanized area that currently contains a neighborhood shopping center, a public park and vacant property previously developed with the Dammers’ single family residence that was demolished in 2011. The project site has been previously graded. It is unlikely that archeological resources would be found within the project site as the property has been previously disturbed in conjunction with existing surrounding development and utility improvements in the area. With implementation of conditions requiring compliance with Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(e) and Public Resources Code 5097.98 regarding unanticipated buried materials and human remains found during construction and/or grading activities that require a stoppage of all work until a qualified archaeologist/tribal member can evaluate the nature and significance of any unanticipated finds, impacts to these resources as a result of the Project are <b>less than significant</b> directly, indirectly, or cumulatively.</p>				
<p>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>5c. Response:</b> <i>(Source: General Plan 2025 Policy HP-1.3)</i></p> <p><b>No Impact.</b> The project is located on a previously developed/improved site within an urbanized area where no activities, such as new development involving grading/ground disturbance, are proposed that would create a potential for disturbance of paleontological resources or site or unique geologic features. Therefore, the project will have no impact directly or indirectly on a unique paleontological resource or site or unique geologic feature.</p>				
<p>d. Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>5d. Response:</b> (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity)</p>				
<p><b>Less Than Significant Impact.</b> The project is located on a previously developed/improved site within an urbanized area where it is highly unlikely that any grading/ground disturbance would create potential for disturbance of human remains. However, as noted in Section 5b above, with implementation of conditions requiring compliance with Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(e) and Public Resources Code 5097.98 regarding unanticipated buried materials and human remains found during construction and/or grading activities that require a stoppage of all work until a qualified archaeologist/tribal member can evaluate the nature and significance of any unanticipated finds, impacts to these any human remains, including those interred outside of formal cemeteries, as a result of the project are less than significant level directly, indirectly, or cumulatively.</p>				
<p><b>6. GEOLOGY AND SOILS.</b></p>				
<p>Would the project:</p>				
<p>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6i. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones &amp; General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p>				
<p><b>No Impact.</b> Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that <b>no impacts</b> related to strong seismic ground will occur directly, indirectly and cumulatively.</p>				
<p>ii. Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6ii. Response:</b> (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p>				
<p><b>No Impact.</b> The San Jacinto Fault Zone located in the northeastern portion of the City, or the Elsinore Fault Zone, located in the southern portion of the City’s Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed project complies with California Building Code regulations, impacts associated with strong seismic ground shaking will have <b>no impact</b> directly, indirectly and cumulatively.</p>				
<p>iii. Seismic-related ground failure, including liquefaction?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6iii. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report)</p>				
<p><b>No Impact.</b> The project area for the commercial shopping center is located in an area with low potential for liquefaction while a small portion of the area to be added into the park situated at the corner of Victoria Avenue and Mary Street is located in an area with moderate potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – Figure PS-2. Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would have <b>no impact</b> directly, indirectly and cumulatively.</p>				
<p>iv. Landslides?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6iv. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E)</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p align="center">– <i>Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, and Storm Water Pollution Prevention Plan</i>)</p>				
<p><b>No Impact.</b> The project site and its surroundings have generally flat topography and are not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final PEIR. Therefore, there will be <b>no impact</b> related to landslides directly, indirectly and cumulatively.</p>				
<p>b. Result in substantial soil erosion or the loss of topsoil?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6b. Response:</b> (Source: <i>General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, and Storm Water Pollution Prevention Plan</i>)</p>				
<p><b>Less Than Significant Impact.</b> Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 18 and 17 will ensure that soil erosion or loss of topsoil will be <b>less than significant impact</b> directly, indirectly and cumulatively.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6c. Response:</b> (Source: <i>General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report</i>)</p>				
<p><b>Less Than Significant Impact.</b> The general topography of the subject site is relatively flat. Compliance with the City’s existing codes and the policies contained in the General Plan 2025 help to ensure that impacts related to geologic conditions are reduced to <b>less than significant impacts</b> level directly, indirectly and cumulatively.</p>				
<p>d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6d. Response:</b> (Source: <i>General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code</i>)</p>				
<p><b>No Impact.</b> The project is located on a site that does not have expansive soils and therefore there will be <b>no impact</b> directly, indirectly or cumulatively.</p>				
<p>e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6e. Response:</b> (Source: <i>General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types</i>)</p>				
<p><b>No Impact.</b> The proposed project will be served by sewer infrastructure. Therefore, the project will have <b>no impact</b>.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>7. GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>7a. Response: (Source: )</b></p> <p><b>Less Than Significant Impact.</b> The proposed Project involves a General Plan Amendment to change the land use designation of an approximately 0.83 acre portion of the site from P – Public Park to C- Commercial. This action will result in a slight increase in emissions as a result of the change in land use designation; however, the increase in commercial land use is limited to 0.83 acres and thus will be negligible. The project will complement the City’s General Plan policies and statewide Building Code requirements designed to reduce GhG emissions. Since the project will not result in a net increase in GhG emissions, it will not interfere with the State’s goals of reducing greenhouse gas emissions to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Projects that are consistent with the projections of employment and population forecasts identified by the SCAG are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG’s modeling section to forecast travel demand and air quality for planning activities such as the RTP, the SCAQMD’s AQMP, RTIP, and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the SCAG that are consistent with the General Plan 2025 “Typical Growth Scenario.” Therefore, this Project will have <b>less than significant</b> impacts with respect to GhG emissions directly, indirectly or cumulatively.</p>				
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>7b. Response: (Source:)</b></p> <p><b>Less Than Significant Impact.</b> The SCAQMD supports State, Federal and international policies to reduce levels of ozone depleting gases through its Global Warming Policy and rules and has established an interim Greenhouse Gas (GHG) threshold. As indicated in Question A, above, the project would comply with the City’s General Plan policies and State Building Code provisions designed to reduce GHG emissions. In addition, the project would comply with all SCAQMD applicable rules and regulations during construction and will not interfere with the State’s goals of reducing GHG emissions to 1990 levels by the year 2020 as stated in the AB 32 and an 80 percent reduction in GHG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Based upon the CalEEMod analysis for this project and the discussion above, the project will not conflict with any applicable plan, policy or regulation related to the reduction in the emissions of GHG and thus a <b>less than significant</b> impact will occur directly, indirectly and cumulatively in this regard.</p>				
<b>8. HAZARDS &amp; HAZARDOUS MATERIALS.</b> Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8a. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan)</b></p> <p><b>No Impact.</b> The proposed project does not involve the transport, use, or disposal of any hazardous material because the project involves the redevelopment of a commercial site and a minor expansion to a public park. The uses within the neighborhood commercial center include a grocery store, pharmacy with a drive-thru and a future retail pad. As such, the project will have <b>no impact</b> related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.</p>				
b. Create a significant hazard to the public or the environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
<p><b>8b. Response:</b> (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan)</p>				
<p><b>No Impact.</b> The proposed project does not involve the use of any hazardous materials. As such the project will have <b>no impact</b> directly, indirectly or cumulatively for creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>				
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8c. Response:</b> (Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code)</p>				
<p><b>No Impact.</b> The proposed project does not involve any emission or handling of any hazardous materials, substances or waste within one-quarter mile of an existing school because the proposed project involves the redevelopment of a neighborhood commercial center and expansion of a public park. The neighborhood commercial center will include a grocery store, pharmacy with a drive thru and future retail spaces. Therefore, the project will have <b>no impact</b> regarding emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school directly, indirectly or cumulatively.</p>				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8d. Response:</b> (Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</p>				
<p><b>No Impact.</b> A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have <b>no impact</b> to creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8e. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)</p>				
<p><b>Less Than Significant.</b> The proposed project is located within Airport Influence Area for Riverside Municipal Airport as well as March Air Reserve Base as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for the March Air Reserve Base/March Inland Port (MARB/MIP) as noted in March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (CLUP) and Airport Compatibility Zone(s) C-2 of the Draft MARB/MIP Joint Land Use Study (JLUS). The project was reviewed by the Airport Land Use Commission (ALUC) to ensure that the project is consistent with the</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
compatibility zone as well as in compliance with the land use standards in the RCALUP, MARB CLUP and Draft JLUS. Because the project has been found to be consistent with the RCALUCP by the ALUC, impacts related to hazards from airports are <b>less than significant impacts</b> directly, indirectly and cumulatively.				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8f. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP)  <b>No Impact.</b> Because the proposed project is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have <b>no impact</b> directly, indirectly or cumulatively.				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>8g. Response:</b> (Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)  <b>Less Than Significant Impact.</b> The project will be served by existing, fully improved streets (Lincoln Avenue, Mary Street and Victoria Avenue). All streets have been designed to meet the Public Works and Fire Departments’ specifications. As part of the Project’s construction, no street closure will be necessary, so as not to interfere or impede with any emergency response or evacuation plan. Therefore, the Project will have a <b>less than significant</b> impact directly, indirectly and cumulatively to an emergency response or evacuation plan.				
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8h. Response:</b> (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside’s EOP, 2002 <a href="http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf">http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf</a> , Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)  <b>No Impact.</b> The proposed project is located in an urbanized area where no wildlands exist and the property is no located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore <b>no impact</b> regarding wildland fires either directly, indirectly or cumulatively from this project will occur.				
<b>9. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>9a. Response:</b> (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water and Project Specific Hydrology Study and/or Water Quality Management Plan prepared by Ludwig Engineering Associates, Inc. on July 20, 2012)  <b>Less Than Significant Impact.</b> The project site is currently developed with close to 100 percent of impervious surface, with the exception of landscaped areas. Upon construction of the buildings and parking areas for this project, the permeable area of the project site will increase slightly with additional landscaped area. A preliminary WQMP has been submitted and approved by the Public Works Department for this project. Furthermore, under the NPDES permit managed by the RWQCB, the project is not required to institute new water quality BMPs, as no new runoff will be generated from the project. Urban runoff is currently and will continue to be conveyed by local drainage facilities developed throughout the City to regional drainage facilities, and then ultimately to the receiving waters. To address potential water				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
contaminants, the project is required to comply with applicable Federal, State, and local water quality regulations				
During the construction phase, a final approved WQMP will be required for the project, as well as coverage under the State's General Permit for Construction Activities, administered by the Santa Ana RWQCB. Storm water management measures will be required to be implemented to effectively control erosion and sedimentation and other construction-related pollutants during construction. Given compliance with all applicable local, state, and federal laws regulating surface water quality and the fact that the project will not result in a net increase of surface water runoff, the proposed project as designed is anticipated to result in a <b>less than significant impact</b> directly, indirectly or cumulatively to any water quality standards or waste discharge.				
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"/>
<b>9b. Response:</b> (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU Map of Water Supply Basins, RPU Urban Water Management Plan)				
<b>No Impact.</b> The proposed project is located within the Riverside South Water Supply Basin. The project is required to connect to the City's sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, there will <b>no impact</b> to groundwater supplies and recharge either directly, indirectly or cumulatively.				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>9c. Response:</b> (Source: Preliminary grading plan and Water Quality Management Plan prepared by Ludwig Engineering Associates, Inc. on July 20, 2012)				
<b>Less Than Significant Impact.</b> The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of projects are addressed as part of the Water Quality Management Plan (WQMP) and grading permit process. Therefore, the project will have a <b>less than significant impact</b> directly, indirectly or cumulatively to existing drainage patterns.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>9d. Response:</b> (Source: Preliminary grading plan and Water Quality Management Plan prepared Ludwig Engineering Associates, Inc. on July 20, 2012)				
<b>Less Than Significant Impact.</b> The project will result in activity and physical alteration of the site, (i.e. through grading, ground disturbance, construction of new structures and additional paving); however, it would not alter the existing drainage pattern of the site, alter the course of stream or river, or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site because the project consists of the redevelopment of a neighborhood commercial center including the demolition and reconstruction of a grocery store, pharmacy and additional retail space, along with the expansion of a public park and associated parking and landscape areas on a previously developed site and completely surrounded by existing development. Therefore the project will not alter the course of a stream or river and there will be				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>less than significant impact</b> directly, indirectly or cumulatively that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>9e. Response:</b> (Source: Preliminary grading plan and Water Quality Management Plan prepared by Ludwig Engineering Associates, Inc. on July 20, 2012)				
<b>Less Than Significant Impact.</b> The project will result in activity and physical alteration of the site (i.e. through grading, ground disturbance, structures or additional paving) that would create or contribute runoff water; however, it would not exceed capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff because the project consists of the redevelopment of a neighborhood commercial center including the demolition and reconstruction of a grocery store, pharmacy and additional retail space, along with the expansion of a public park and associated parking and landscape areas on a previously developed site and completely surrounded by existing development. Therefore, the project will not create or contribute runoff water exceeding capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff and there will be <b>less than significant impact</b> directly, indirectly or cumulatively.				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>9f. Response:</b> (Source: Preliminary grading plan and Water Quality Management Plan prepared by Ludwig Engineering Associates, Inc. on July 20, 2012)				
<b>Less Than Significant Impact.</b> The project is over one are in size and is required to have coverage under the State's General Permit for Construction Activities (SWPPP). As stated in the Permit, during and after construction, best management practices (BMPs) will be implemented to reduce/eliminate adverse water quality impacts resulting from development. Furthermore, the City has ensured that the development does not cause adverse water quality impacts, pursuant to its Municipal Separate Storm System (MS4) permit through the project's WQMP.				
The proposed development will increase the amount of impervious surface area in the City. This impervious area includes paved parking areas, sidewalks, roadways, and building rooftops; all sources of runoff that may carry pollutants and therefore has the potential to degrade water quality. This development has been required to prepare preliminary BMP's that have been reviewed and approved by Public Works. Final BMP's will be required prior to grading permit issuance. The purpose of this requirement is to insure treatment BMP's are installed/constructed as part of the project so that the pollutants generated by the project will be treated in perpetuity. Therefore, impacts related to degrading water quality are <b>less than significant</b> directly, indirectly and cumulatively.				
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9g. Response:</b> (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps 06065C0720G, Panel X)				
<b>No Impact.</b> A review of National Flood Insurance Rate Map (Map Number 06065C0720G Effective Date August 28, 2008) and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, shows that the project is not located within or near a 100-year flood hazard area and the project does not involve the construction of housing. There will be <b>no impact</b> caused by this project directly, indirectly or cumulatively as it will not place housing within a 100-year flood hazard area.				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9h. Response:</b> (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps 06065C0720G, Panel X)				



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>No Impact.</b> The project site is not located within or near a 100-year flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0720G Effective Date August 28, 2008). Therefore, the project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows and <b>no impact</b> will occur directly, indirectly or cumulatively.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9i. Response:</b> (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps 06065C0720G, Panel X)</p>				
<p><b>No Impact.</b> The project site is not located within or near a flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0720G Effective Date August 28, 2008) or subject to dam inundation as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas. Therefore, the project will not place a structure within a flood hazard or dam inundation area that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam and therefore <b>no impact</b> directly, indirectly or cumulatively will occur.</p>				
<p>j. Inundation by seiche, tsunami, or mudflow?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9j. Response:</b> (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)</p>				
<p><b>No Impact.</b> Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, <b>no impacts</b> due to tsunamis will occur directly, indirectly or cumulatively. Additionally, the proposed project site and its surroundings have generally flat topography and is within an urbanized area not within proximity to Lake Mathews, Lake Evans, the Santa Ana River, Lake Hills, Norco Hills, Box Springs Mountain Area or any of the 9 arroyos which transverse the City and its sphere of influence. Therefore, <b>no impact</b> potential for seich or mudflow exists either directly, indirectly or cumulatively.</p>				
<p><b>10. LAND USE AND PLANNING:</b></p>				
<p>Would the project:</p>				
<p>a. Physically divide an established community?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>10a. Response:</b> (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan , City of Riverside GIS/CADME map layers)</p>				
<p><b>Less Than Significant Impact.</b> The proposed project has been designed to be consistent with the fit into the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. Therefore, the project impacts related to the community are <b>less than significant</b>.</p>				
<p>b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>10b. Response:</b> (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</p>				
<p><b>Less Than Significant Impact.</b> The project includes a proposal to amend the General Plan land use designation for a portion of the project site from P - Public Park to C - Commercial and to amend the zone of the same portion from the R1-13000 – Single Family Residential Zone to CR-NC - Commercial Retail - Neighborhood Center Overlay Zone to facilitate the redevelopment of the commercial center. The project is consistent with the MSHCP for the reasons stated in response</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>4F, and the RCALUCP for the reasons stated in response 8e. A portion of the property to be included within the park expansion will require a General Plan Amendment and rezone as well and will be processed under Planning Cases P13-0190 (GPA) and P13-0191 (RZ). As a General Plan Amendment is considered part of this project to facilitate the proposal, the project was analyzed for consistency with the policies and objectives of the General Plan and it is consistent. In fact, Policy LU- 9.4 seeks to promote in-fill development to reduce infrastructure construction costs. Furthermore, the proposal was analyzed for consistency with the Zoning Code, which contains site location criteria and site development standards to ensure that the proposed commercial center use would not create significant land use compatibility problems for surrounding existing and future uses since the site has been development with the same use for numerous years. Application of these standards would ensure that the project would not have a detrimental impact on adjacent uses. The project would require variances related to the off sale of alcohol in conjunction with this project that can be justified based on the fact that the site is currently developed with commercial uses that provide off-sale alcohol retail sales without a history of major problems related to off-sale alcohol. Based on the above-referenced information, the proposed use would not result in significant adverse environmental impacts. Thus, <b>less than significant</b> impacts will result from this project.</p>				
<p>c. Conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>10c. Response:</b> (Source: General Plan 2025, General Plan 2025 – Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, enter appropriate Specific Plan if one, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines</p> <p><b>Less Than Significant Impact.</b> See Response 4f above.</p>				
<p><b>11. MINERAL RESOURCES.</b></p> <p>Would the project:</p>				
<p>a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>11a. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p><b>No Impact.</b> Under this proposal, no changes will be made to land use designations or zoning designations that would result in increased density, increased population potential, major infrastructure upgrades, or other development that would have a significant impact on the mineral resources. The changes proposed are largely procedural and reflect policies already adopted and approved by the General Plan 2025 Program which has undergone environmental review and for which an EIR was certified. The proposed changes made are aimed at easing use and clarity. Therefore, the project will have <b>no impact</b> on mineral resources directly, indirectly or cumulatively.</p>				
<p>b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>11b. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p><b>No Impact.</b> The GP 2025 FPEIR determined that there are no specific areas with the City of Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed project is consistent with the General Plan 2025. Therefore, there is <b>no impact</b>.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>12. NOISE.</b> Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12a. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code, and Project Specific Noise Study/Acoustical Analysis prepared by RK Engineering Group, Inc. on February 13, 2013)</p> <p><b>Less Than Significant Impact.</b> Per Implementation Tool N-1 of the General Plan 2025 Noise Element, this project has been reviewed to ensure that noise standards and compatibility issues have been addressed. Because the project site is adjacent to and surrounded by existing single-family residential development potentially resulting in noise impacts to existing residents, an acoustical analysis was prepared for the project by RK Engineering Group, Inc., dated February 13, 2013. The acoustical analysis concluded that the proposed drive-thru component of the CVS pharmacy would not exceed allowable exterior day time noise limits set forth in Title 7 of the Municipal Code because there will be no amplified communications occurring during operations. The acoustical analysis found the project to be in compliance with the City’s noise standards and found impacts related to noise levels as a result of the project to be <b>less than significant</b> directly, indirectly and cumulatively.</p>				
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"/>
<p><b>12b. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report and Project Specific Noise Study/Acoustical Analysis prepared by RK Engineering Group, Inc. on February 13, 2013)</p> <p><b>Less Than Significant Impact.</b> Construction related activities although short term, are the most common source of groundborne noise and vibration that could affect occupants of neighboring uses. While intermittent, train vibration is also a significant source of groundborne noise and vibration. Since this project will involve short term construction activities and the proposed CVS pharmacy includes a drive-thru pick-up/drop-off window that will be situated near existing residential development an acoustical analysis was prepared by RK Engineering Group, Inc on February 13, 2013. The acoustical analysis has assessed the potential for noise and ground-borne vibration impacts related to noise land use compatibility, construction-related noise per GP 2025 FPEIR, Table 5.11-G, Vibration Source Levels for Construction Equipment, on-site stationary noise sources, and vehicular-related noise. The acoustical analysis found the project to be in compliance with the City’s noise standards and found impacts related to groundborne vibration and groundborne noise levels as a result of the project to be <b>less than significant</b> directly, indirectly and cumulatively.</p>				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>12c. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code, and Project Specific Noise Study/Acoustical Analysis prepared by RK Engineering Group, Inc. on February 13, 2013)</p> <p><b>No Impact.</b> The proposed project does not involve uses or activities that would result in a substantial permanent increase ambient noise levels in the project vicinity above levels existing without the project because the project consists of the redevelopment of the existing neighborhood commercial center and an expansion to the adjacent public park. Therefore,</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
this project will have <b>no impact</b> on existing noise levels either directly, indirectly or cumulatively.				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12d. Response:</b> (Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report and Project Specific Noise Study/Acoustical Analysis prepared by RK Engineering Group, Inc. on February 13, 2013)</p> <p><b>Less Than Significant Impact.</b> The primary source of temporary or periodic noise associated with the proposed project is from construction activity and maintenance work. Construction noise typically involves the loudest common urban noise events associated with building demolition, grading, construction, large diesel engines, truck deliveries and hauling.</p> <p>Both the General Plan 2025 and Municipal Code Title 7 (Noise Code) limit construction activities to specific times and days of the week and during those specified times, construction activity is subject to the noise standards provided in the Title 7. Considering the short-term nature of construction and the provisions of the Noise Code, the temporary and periodic increase in noise levels due to the construction which may result from the project are considered <b>less than significant</b> directly, indirectly and cumulatively.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12e. Response:</b> (Source: General Plan 2025 Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005) and Project Specific Noise Study/Acoustical Analysis prepared by RK Engineering Group, Inc. on February 13, 2013)</p> <p><b>Less Than Significant Impact.</b> Although the proposed project is located within an airport land use plan, the proposed project is not located within any of the airport noise contour areas as depicted on Figures N-8 and N-9 of the Noise Element of the General Plan 2025. For this reason, the project would not expose people residing or working in the project area to excessive noise levels related to airport noise. Therefore, impacts will be <b>less than significant</b> directly, indirectly and cumulatively on people residing or working in the project area to excessive noise levels.</p>				
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>12f. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)</p> <p><b>No Impact.</b> Per the GP 2025 Program FPEIR, there are no private airstrips within the City that would expose people working or residing in the City to excessive noise levels. Because the proposed project consists of development anticipated under the General Plan 2025, is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have <b>no impact</b> directly, indirectly or cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>13. POPULATION AND HOUSING.</b> Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>13a. Response:</b> (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG’s RCP and RTP)</p> <p><b>No Impact.</b> The project is in an urbanized area and does not propose new homes or businesses that would directly induce substantial population growth, and does not involve the addition of new roads or infrastructure that would indirectly induce substantial population growth because the project consists of the redevelopment of a neighborhood shopping center and the expansion of a public park. Therefore, this project will have <b>no impact</b> on population growth either directly or indirectly.</p>				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>13b. Response:</b> (Source: CADME Land Use 2003 Layer)</p> <p><b>No Impact.</b> The project will not displace existing housing, necessitating the construction of replacement housing elsewhere because the project is proposed on a previously developed site that has no existing housing that will be removed or affected by the proposed project. Therefore, there will be <b>no impact</b> on existing housing either directly, indirectly or cumulatively.</p>				
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"/>
<p><b>13c. Response:</b> (Source: CADME Land Use 2003 Layer)</p> <p><b>No Impact.</b> The project will not displace any people, necessitating the construction of replacement housing elsewhere because the project site is proposed on a previously developed site that has no existing housing or residents that will be removed or affected by the proposed project. Therefore, this project will <b>have no impact</b> on people, necessitating the need for replacement housing either directly, indirectly or cumulatively.</p>				
<b>14. PUBLIC SERVICES.</b>				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14a. Response:</b> (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)</p> <p><b>No Impact.</b> The proposed project is located within an urbanized area of the City on an approximately 6.3 acre site currently developed with a commercial shopping center adjacent to a public park. Adequate fire facilities and services to serve the project are provided approximately 1.5 miles from the project site by Station 10, located at 2590 Jefferson Street. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, there will be <b>no impact</b> on the demand for additional fire facilities or services either directly,</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
indirectly or cumulatively.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14b. Response:</b> (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)</p> <p><b>No Impact.</b> The project consists of the redevelopment of a neighborhood commercial center and the expansion of the adjacent public park. Adequate police facilities and services are provided by the Central Neighborhood Policing Center to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be <b>no impact</b> on the demand for additional police facilities of services either directly, indirectly or cumulatively.</p>				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14c. Response:</b> (Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Table 5.13-G – Student Generation for RUSD By Education Level)</p> <p><b>No Impact.</b> The project is non-residential use that will not involve the addition of any housing units that would increase numbers of school age children. Therefore, there will be <b>no impact</b> on the demand for additional school facilities or services either directly, indirectly or cumulatively</p>				
d. Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14d. Response:</b> (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative)</p> <p><b>No Impact.</b> The project is a non-residential use that will not involve the addition of any housing units that would increase the population. In addition, the project is shall pay local Park Impact Fees for additional Square Footage of Non-Residential building and Regional / Trail Park Fees for the expansion of commercial developed property. Also, the project includes 0.38 acres of park expansion to meet the neighborhood’s park needs. The addition of the proposed project will help alleviate the City’s shortage of parkland. Therefore, there will be <b>no impact</b> on the demand for additional park facilities or services either directly, indirectly or cumulatively.</p>				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14e. Response:</b> (Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards)</p> <p><b>No Impact.</b> The project consists of the redevelopment of a neighborhood shopping center and the expansion of the adjacent public park. Adequate public facilities and services, including libraries and community centers, are provided in the Victoria Neighborhood to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park and Recreation and Community Services and Library practices, there will be <b>no impacts</b> on the demand for additional public facilities or services either directly, indirectly or cumulatively.</p>				
<b>15. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>15a. Response:</b> (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>No Impact.</b> The General Plan 2025 analyzed the proposed C – Commercial General Plan Land Use for this property. The project is consistent with the adopted General Plan 2025 and will provide approximately 0.83 acres of new recreational facilities, including an expanded turf area, a park entry sign, drinking fountain, butterfly garden, trail connections and picnic areas. In addition the project consists of improving the remaining 3.04 acres of parkland, including additional parking, walking paths, streetscape renovation along Mary Street and Victoria Avenue, perimeter wall and landscape area improvements, as part of the project approvals at the discretion of the City Parks, Recreation and Community Services Department and will pay applicable Park Development Impact Fees to the City of Riverside Parks, Recreation and Community Services Department as required for the expansion of nonresidential development; therefore this project will have a <b>no impact</b> directly, indirectly or cumulatively.</p>				
<p>b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>15b. Response: (Source: )</b></p>				
<p><b>No Impact.</b> The project consists of exchanging approximately 0.83 acres of existing developed parkland to be rezoned and developed as Commercial for 1.23 acres of new developed parkland on a vacant infill lot. Approximately 0.38 acres of new recreational facilities will result from the project, which will include additional recreational opportunities including expanded turf area, a park entry sign, drinking fountain, butterfly garden, trail connections and picnic areas. In addition the project consists of improving the remaining 3.04 acres of parkland, including additional parking, walking paths, streetscape renovation to improve visibility into the park, perimeter wall and landscape areas improvements; therefore, there will be no impact directly, indirectly or cumulatively.</p>				
<p><b>16. TRANSPORTATION/TRAFFIC.</b></p>				
<p>Would the project result in:</p>				
<p>a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</b></p>				
<p><b>No Impact.</b> The project site is located on a previously developed/improved site where no increase in intensity of use resulting in any measurable increase in traffic is expected and therefore <b>no impact</b> directly, indirectly or cumulatively to the capacity of the existing circulation system will occur.</p>				
<p>b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J</b></p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p align="center"><i>– Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</i></p>				
<p><b>No Impact.</b> The project site does not include a state highway and the project is consistent with the Transportation Demand Management/Air Quality components of the Program. With compliance any Public Works recommended conditions pertaining to Lincoln Avenue, Mary Street, and Victoria Avenue, the project can be considered consistent with the CMP. Therefore, there is <b>no impact</b> either directly, indirectly or cumulatively to the CMP.</p>				
<p>c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16c. Response:</b> <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)</i></p>				
<p><b>Less Than Significant Impact.</b> The proposed project is located within the airport influence are for March Air Reserve Base as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for the March Air Reserve Base/March Inland Port (MARB/MIP) as noted in March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (CLUP) and Airport Compatibility Zone(s) C-2 of the Draft MARB/MIP Joint Land Use Study (JLUS). The project was reviewed by the Airport Land Use Commission (ALUC) to ensure that the project is consistent with the compatibility zone as well as in compliance with the land use standards in the RCALUP, MARB CLUP and Draft JLUS. Because the project has been found to be consistent with the RCALUCP by the ALUC, impacts related to hazards from airports are <b>less than significant impacts</b> directly, indirectly and cumulatively.</p>				
<p>d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16d. Response:</b> <i>(Source: Project Site Plans, Lane Striping and Signing Plans)</i></p>				
<p><b>No Impact.</b> The project is located on a site that is currently developed with a neighborhood shopping center and public park, with all site improvements in place, and where no site modifications will occur that would result in hazards due to design features such as driveways, intersection improvements, etc.. In addition, the proposed use is compatible with other uses on the site. As such, the project will have <b>no impact</b> on increasing hazards through design or incompatible uses either directly, indirectly or cumulatively.</p>				
<p>e. Result in inadequate emergency access?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16e. Response:</b> <i>(Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)</i></p>				
<p><b>No Impact.</b> The project has been developed in compliance with Title 18, Section 18.210.030 and the City’s Fire Code Section 503 (California Fire Code 2007); therefore, there will be <b>no impact</b> directly, indirectly or cumulatively to emergency access.</p>				
<p>f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16f. Response:</b> <i>(Source: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)</i></p>				
<p><b>No Impact.</b> The project, as designed, does not create conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). As such, the project will have <b>no impact</b> directly, indirectly or cumulatively on adopted policies, plans, or programs supporting alternative transportation.</p>				



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>17. UTILITIES AND SYSTEM SERVICES.</b> Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17a. Response:</b> (Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</p>				
<p><b>No Impact.</b> This proposal involves the demolition of an existing grocery store, CVS pharmacy and additional retail space and the construction of an approximately 44,636 square foot grocery store, a 11,465 square foot CVS with a drive-thru pharmacy and approximately 8,760 square feet of future retail space on an approximately 6.3-acre site. The proposed development will be subject to the requirements of the Public Works Department and will be required to comply with all existing State Water Quality Control Board and City stormwater regulations, including compliance with NPDES requirements. The proposed Project is to be located within a developed site with site improvements already in place, with the exception of two additional driveways proposed for the Project. Therefore, there will be <b>no impacts</b> directly, indirectly, or cumulatively.</p>				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17b. Response:</b> (Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</p>				
<p><b>No Impact.</b> The project will not result in the construction of new or expanded water or wastewater treatment facilities. The project is consistent with the Typical Growth Scenario of the General Plan 2025 where future water and wastewater generation was determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). Therefore, the project will have <b>no impact</b> resulting in the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>17c. Response:</b> (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</p>				
<p><b>Less Than Significant Impact.</b> The proposed project will result in an increase of pervious surface areas actually slightly reducing the runoff that exists due to greater impervious area that exists with the existing shopping center and adjacent park and would not necessitate construction of new storm water drainage facilities or expansion of existing facilities. Further, the Subdivision Code (Title 18, Section 18.48.020) requires drainage fees to be paid to the City for new construction. Fees are transferred into a drainage facilities fund that is maintained by Riverside County Flood Control and Water Conservation District. This Section also complies with the California Government Code (section 66483), which provides for the payment of fees for construction of drainage facilities. Fees are required to be paid as part of the conditions of approval/waiver for filing of a final map or parcel map.</p>				
<p>General Plan 2025 Policies PF 4.1 and PF 4.3 require the City to continue to routinely monitor its storm drain system and to fund and improve those systems as identified in the City’s Capital Improvement Plan. Implementation of these policies will ensure that the City is adequately served by drainage systems. The General Plan 2025 also includes policies and programs that will minimize the environmental effects of the development of such facilities. Therefore, the Project will have <b>less than significant</b> impact on existing storm water drainage facilities and would not require the expansion of existing facilities directly, indirectly or cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17d. Response:</b> (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025, RPU Master Plan)</p>				
<p><b>No Impact.</b> The project will not exceed expected water supplies. The project is consistent with the General Plan 2025 Typical Growth Scenario where future water supplies were determined to be adequate (see Tables t.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the project will have <b>no impact</b> resulting in the insufficient water supplies either directly, indirectly or cumulatively.</p>				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17e. Response:</b> (Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, and Wastewater Integrated Master Plan and Certified EIR)</p>				
<p><b>No Impact.</b> The project will not exceed wastewater treatment requirements of (Regional Water Quality Control Board). The project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). Further, the current Wastewater Treatment Master Plan anticipates and provides for this type of project. Therefore, <b>no impact</b> to wastewater treatment directly, indirectly or cumulatively will occur.</p>				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17f. Response:</b> (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)</p>				
<p><b>No Impact.</b> The project is consistent with the General Plan 2025 Typical Build-out Project level where future landfill capacity was determined to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). Therefore, <b>no impact</b> to landfill capacity will occur directly, indirectly or cumulatively.</p>				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17g. Response:</b> (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)</p>				
<p><b>No Impact.</b> The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all projects and 100% of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed project must comply with the City’s waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, <b>no impacts</b> related to solid waste statutes will occur directly, indirectly or cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>18a. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code)				
<b>Less Than Significant Impact.</b> Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study. Additionally, potential impacts to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside’s history or prehistory were discussed in the Cultural Resources Section of this Initial Study. Information contained in this Initial Study supports the conclusion that the proposed project will not result in the degradation of environmental or cultural resources. Therefore, <b>no impacts</b> will result from this project.				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>18b. Response:</b> (Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)				
<b>Less Than Significant Impact.</b> Because the project is consistent with the General Plan 2025, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed project beyond those previously considered in the GP 2025 FPEIR are <b>less than significant</b> .				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>18c. Response:</b> (Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)  <b>Less Than Significant Impact.</b> Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of this initial study and found to be less than significant or less than significant with mitigation for each of the above sections. Based on the analysis and conclusions in this initial study, the Project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are <b>less than significant with incorporation of mitigation measures</b> .				

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

**Staff Recommended Mitigation Measures**

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p><b>MM Air 1:</b> To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.</p>	<p>Prior to issuance of grading and/or building permits.</p>	<p>Building &amp; Safety Division Public Works Department</p>	<p>Proof of power source to be provided from electric service provider.</p>
	<p><b>MM Air 2:</b> To reduce construction related particulate matter air quality impacts of City projects the following measures shall be required:</p> <ol style="list-style-type: none"> <li>1. the generation of dust shall be controlled as required by the AQMD;</li> <li>2. grading activities shall cease during periods of high winds (greater than 25 mph);</li> <li>3. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and</li> <li>4. the contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.</li> </ol>	<p>Prior to issuance of individual grading and/or building permit.</p> <p>The plan for traffic control shall be submitted with the grading and/or building plans.</p>	<p>Public Works Department</p>	<p>Construction Inspection.</p>

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