



Draft Initial Study

WARD: 3

1. **Project Number:** PR-2022-001252 (GPA, RZ, PPE, PM, COA, EIR)
2. **Project Title:** Arlington Mixed Use Development
3. **Scoping Date:** July 12, 2023
4. **Lead Agency:** City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Brian Norton, Principal Planner
Phone Number: (951) 826-2308
6. **Project Location:** 5261 Arlington Avenue, Riverside CA 92506
Assessor Parcel Number (APN) 226-180-015-1

The Project entails an approximately 17.43 gross acre and 17.37 net acre site (after dedication of 0.05 acres along Arlington Avenue for road right-of-way), located at the northeast corner of Arlington Avenue and Streeter Avenue as shown in **Figure 1 – Vicinity Map** and **Figure 2 – Aerial Site Boundary Map**, and **Figure 3 – USGS Topographic Map**¹. Discussion of Project parcel throughout this document is based upon net acreage of 17.37 acres. The Project also includes approximately 1.5 miles of offsite impacts located within roadway right-of-way as reflected in **Figure 4 – Aerial Site Boundary with Offsites**.
7. **Project Applicant/Project Sponsor’s Name and Address:**
Riverside Property Owner, LLC
12435 Park Potomac Avenue, Suite 200
Potomac, MD 20854
Attn: Jamie Chapman
Phone: (949)546-9572
Email: jchapman@foulgerpratt.com
8. **General Plan Designation:** C - Commercial as reflected in **Figure 5 – Existing General Plan Land Use Designation**

1. Figures commence on page 13.

9. **Zoning Designation:** CG - Commercial General as reflected in **Figure 6 – Existing Zoning Designation**

10. **Description of Project:**

Land Use Applications

The proposed Project includes the following entitlement applications for consideration by the City of Riverside:

- **General Plan Amendment (GPA):** Proposes to amend the general plan land use designation from C - Commercial to MU-V - Mixed Use-Village as per **Figure 7 – Proposed General Plan Land Use**.
- **Change of Zone (RZ):** Proposes to rezone the site from CG - Commercial General to MU-V - Mixed Use-Village as per **Figure 8 – Proposed Zoning**.
- **Site Plan Review (PPE):** Proposes to develop the 17.37 net acre site with a 576,203 square foot (sf) mixed-use apartment community. Proposal includes development of 27 residential apartment buildings consisting of 2- and 3-story structures that would provide for a total of 388 residential dwelling units, one clubhouse building, and two commercial buildings providing for 546,474 sf of residential use and 4,409 sf associated clubhouse/leasing building, and 25,320 sf of commercial-retail use as per **Figure 9 – Proposed Site Plan**.
- **Tentative Parcel Map No. 38638 (TPM):** Proposes to subdivide the 17.37-net acre site into 2 parcels for financing, conveyance, and phasing purposes. Parcel 1 will consist of 14.23 net acres for residential development and Parcel 2 will consist of 3.14-net acres for commercial-retail development as per **Figure 10 – Tentative Parcel Map**.
- **Certificate of Appropriateness (COA):** Proposal to demolish the existing, vacant, Sears structures. The Sears structures were built in 1964 and have been deemed eligible for listing in the California Register of Historic Resources under Criterion 3, National Register for Historic Places, and the City of Riverside Historical Landmarks.

Existing Setting and Project Site Conditions

The City of Riverside (City) is located in the northwestern portion of Riverside County. The City is bounded on the north by the Cities of Jurupa Valley, Colton, and Grand Terrace and the unincorporated community of Highgrove, to the east by the City of Moreno Valley, to the south by the unincorporated community of Woodcrest, and to the west by the Cities of Corona and Norco.

The existing Project site includes two existing vacant commercial buildings located on the 17.43 net acre parcel, that are associated with the former Sears Department Store and Automotive Service Center constructed in the mid-1960's² as shown in **Figure 11 – Existing Site Conditions**. These structures are eligible for listing in the National Register for Historic Places, California Register for Historic Resources, and the City of Riverside Historical Landmarks.

The former department store is located in the central building, now a vacant structure. The interior of the vacant department store building includes retail areas, warehouse and supply storage areas, sub-grade basement areas, public and freight hydraulic elevators, and restrooms. The basement area contains a disconnected boiler, trash compactor, and emergency generator. A smaller automotive service center structure is located on the western

2. Per ESA, structures built in mid-60's. Per Project applicant Project Description, structures were built in 1964. This will be clarified in the forthcoming Draft EIR.

portion of the property. This building includes six bay doors opening to a concrete-paved former service area with secondary containment structures, nine hydraulic hoists, and a sub-grade oil/water separator. (WEIS, p. 4).

The site formerly contained a vehicle fueling island with three 10,000-gallon gasoline USTs which were removed in 1985 and seven 1,000 to 2,000-gallon oil and waste oil USTs removed in 1987; the fueling station island and distribution lines were removed in 1994. The balance of the remaining site property comprises asphalt-paved parking areas, driveways, and minor landscaping. (WEIS, p. 4).

The existing Project site provides six access points: two along Arlington Avenue and four along Streeter Avenue. Access from Arlington Avenue consists of two full-access driveways leading to a surface parking area containing cement planters for the ornamental trees, a 3-foot cinder block wall (also referred to as Concrete masonry unit wall [CMU wall]) along site frontage and light poles for security lighting. The eastern portion of the site is composed of a surface parking area with ornamental trees and security lighting. The eastern boundary abuts existing residential development where a 6-foot block wall divides the site from the neighboring properties. Access from Streeter Avenue consists of two full-access driveways, leading to the existing Auto Center area, Sears building loading dock, and includes additional surface parking with ornamental trees and security lighting. The northern boundary abuts existing residential development, commercial offices, and a vacant parcel where a 6-foot block wall divides the site from neighboring properties.

The Project site has generally remained vacant since February 2020, when Sears ceased operations. Occasionally, the vacant structure is utilized for the seasonal store “Spirit Halloween” (PE) and the site’s parking lot was briefly used in 2020 as a COVID drive-thru testing site. Currently, the Project site surface parking area along the southeast corner has been used by the Riverside Certified Farmers Markets every Friday morning (RUHS).

A majority of the Project site is located within the Airport Land Use Commission Compatibility Zone B1, with portions of site located within Zones C and D of the Riverside Municipal Airport as reflected in **Figure 12 – Existing Airport Land Use Compatibility Zones**.

Demolition

The proposed Project would include the demolition of the existing and vacant 192,139 sf former Sears buildings (Sears building and all appurtenances per **Figure 13 – Demolition Plan**). Sears Auto Center is a 13,713 sf structure. The 178,426 sf Sears Department Store structure consists of a 90,526 sf basement and 87,900 sf ground level. A 6 foot high protection fence with windscreen material will be installed around the site during demolition to obscure views of the site. The Project will utilize crushed concrete and asphaltic concrete materials from the Project site as engineered fill material in accordance with recommendations from the Geotechnical Reports.

Project Characteristics

The Project proposes development of approximately 576,203 sf of residential and commercial-retail uses as reflected in **Figure 9** and **Table A, Building Square Footage Summary**. The Project will include several amenities including: onsite leasing office, tuck-under garages, carports, public dog park, outdoor resort style pool and spa, fitness area, clubhouse, shade structures with barbeques and tables, multi-use turf areas, outdoor gaming and play spaces. The Project also proposes a variety of rooftop and carport solar panels with a fixed tilt of 10 degrees with no rotation, and an orientation of 90 degrees.

Table A, Building Square Footage Summary

Building Type	Building No.	Dwelling Units	Square Footage
Residential			
Garden Style	1	30	39,805
Garden Style	2	30	39,805
Garden Style	3	18	21,000
Garden Style	4	20	25,339
Garden Style	5	20	25,339
Garden Style	6	20	25,339
Garden Style	7	20	25,339
Garden Style	8	20	25,339
Garden Style	9	20	25,339
Garden Style	10	30	39,805
Garden Style	11	30	39,805
Garden Style	12	30	39,805
Garden Style	13	30	39,805
2-Story Townhome	14	5	9,615
2-Story Townhome	15	5	9,615
2-Story Townhome	16	5	9,615
2-Story Townhome	17	5	9,615
2-Story Townhome	18	5	9,615
2-Story Townhome	19	5	9,615
2-Story Townhome	20	5	9,615
2-Story Townhome	21	5	9,615
2-Story Townhome	22	5	9,615
2-Story Townhome	23	5	9,615
2-Story Townhome	24	5	9,615
2-Story Townhome	25	5	9,615
2-Story Townhome	26	5	9,615
2-Story Townhome	27	5	9,615
Residential Subtotal		388	546,474
Clubhouse/Fitness/Leasing	N/A		4,409
Commercial			
Grocery	N/A	N/A	20,320
Retail	N/A	N/A	5,000
Commercial Subtotal		N/A	25,320
TOTALS		388	576,203

Residential

The residential component of the proposed Project includes development of 27 residential buildings providing for 546,474 sf of residential use and one 4,409 sf Clubhouse/Fitness/Leasing building. The Clubhouse/Fitness/Leasing building will be publicly accessible while the residential portion will be accessible via gates. The residential buildings will allow for a total of 388 dwelling units and be divided between 13 3-story garden style buildings providing for 318 dwelling units and 14 2-story townhome buildings providing for 70 dwelling units. The unit mix will be comprised of 18 studio units, 152 one-bedroom units, 28 two-bedroom units, and 42 three-bedroom units. As reflected in **Figure 9**, buildings 1-13 would be 3-Story garden style residential structures. Buildings 14-27 would be 2-Story townhomes. The 3-Story garden style buildings would introduce 318 residential units, while the 2-Story townhomes would introduce 70 residential units. The 3-Story Garden Style residential buildings will offer varying exterior styles. Proposed residential elevations and floor plans are reflected in **Figure 14 – Proposed Elevations [Garden Style-Type III Front & Left]**, **Figure 15 – Proposed Elevations [Garden Style-Type III-Rear & Right]**, **Figure 16 – Proposed Elevations [Townhomes]**, and **Figure 17 – Proposed Floor Plans [Garden Style Plans 1 of 2]**, **Figure 18 – Proposed Floor Plans [Garden Style Plans 2 of 2]**, and **Figure 19 – Proposed Floor Plans [Townhome Plans]**. These exterior styles will contain a similar color palette to unify the buildings throughout the Project site. The residential area will also provide a 4,036 sf dog park, pool and spa, shade structures, barbecues and tables, outdoor gaming and play spaces, multi-use turf areas, pedestrian promenade, picnic, and play areas. The dog park will be accessible through a gate on the residential side and accessible to the public via a gate in the commercial area.

Commercial-Retail

The proposed Project will provide 25,320 sf of commercial-retail use by way of two commercial-retail buildings in the southeastern portion of the site along Arlington Avenue. A 5,000 square feet (sq. ft.) multi-tenant retail speculative pad would be located in the southwestern corner of the project site with an adjoining outdoor dining/flex space that could include a 24-hour operation. This area of the site also proposes a 20,320 sq. ft. grocery store pad as reflected in **Figure 20 – Proposed Elevations ALDI Right & Rear**, **Figure 21 – Proposed Elevations ALDI Left & Front**. The Project is projected to have up to 51 employees.³

The proposed grocery store is expected to operate between the hours of 9am and 9pm seven days a week. The store is estimated to include approximately 20 employees; scheduling 3 to 7 employees per shift. Store deliveries are expected to take place once per day, by a WB67 truck from the Moreno Valley warehouse located southwest of Redlands Boulevard and State Route 60. There will also be limited small truck deliveries for beverages and bakery items.

Vehicular Circulation and Site Access

Regional access to the Project Site is provided via State Route 91 (SR-91) from Madison Avenue ramps located approximately 0.8 miles to the south, as well as Arlington Avenue ramps located 1.5 miles to the south. Local access is provided via Arlington Avenue and Streeter Avenue. Arlington Avenue is currently constructed to its ultimate half-section width as an arterial along the Project's frontage from the Project's western boundary to the Project's eastern boundary. Specifically, Arlington Avenue is classified as a 120 feet (ft) arterial street with 6 lanes east of

3. Based on employee generation rate of 500 employees per square foot of commercial retail (500 employees x25,320sf=59 employees) per County of Riverside General Plan Appendix E-2: Socioeconomic Buildout Assumptions and Methodology, Table E-5: Commercial Employment Factors, pg 3, dated April 11, 2017, available at https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/appendices/Appendix%20E-2_April%202017.pdf?ver=2017-10-23-153612-743, accessed November 14, 2022.

Streeter Avenue and an 88 ft arterial street with 4 lanes west of Streeter Avenue. Also, Streeter Avenue is currently constructed to its ultimate half-section width as an 88 ft arterial along the Project's frontage from the Project's southern boundary to the Project's northern boundary.

The proposed Project site will leave in place four of the six existing full access driveways: two along Arlington Avenue and two along Streeter Avenue. Primary site access for the residential area will be from Streeter Avenue with secondary access from Arlington Avenue. The existing driveway will be enhanced by the addition of decorative pavement and an art installation. The following lists the proposed improvements and is reflected in **Figure 22-Proposed Transportation Improvements**:

- Driveway #1 at the Streeter Avenue and Granada Avenue Intersection – install a stop control on the westbound approach (the Project driveway) and construct a shared left-through right turn lane.
- Driveway #2 at the Streeter Avenue and El Molino Avenue Intersection – install a stop control on the westbound approach (the Project driveway) and construct a shared left-through right turn lane.
- Driveway #3 at the California Avenue and Streeter Avenue Intersection – install a stop control on the southbound approach (the Project driveway) and construct a right turn lane.
- Driveway #4 along Arlington Avenue – construct a shared left-through-right turn lane on the southbound approach (project) and improve the existing traffic signal infrastructure with Audible Push Buttons.
- Streeter Avenue and Arlington Avenue Intersection – improve the existing traffic signal infrastructure with Audible Push Buttons and cut back medians to allow for a clear travel path for pedestrians at all approaches.

Visitor parking will be provided within the entry plaza prior to entering the residential area and several areas throughout the residential portion for residential guests. The residential portion of the Project site will be gated. Primary access to the residential portion of the site will be acquired from Streeter Avenue via two access gates along both sides of the entry driveway. A second and third access gate will be provided from the commercial area. The internal road network is designed to be at least 20 feet wide to allow for emergency vehicle access. The driveway north of the existing Bank of America on Streeter Avenue will serve as egress for future residents and as an emergency access. All entrances and exits will be gate controlled.

Public Transit

The Project area is currently served by the Riverside Transit Agency (RTA). Route 12 travels along Streeter Avenue while Route 15 travels along Arlington Avenue in the Project area. The nearest bus stops and shelters are located on Arlington Avenue and Streeter Avenue. The bus shelter along Arlington Avenue is situated in front of the location of the proposed ALDI. The City will replace the shelter once Arlington Avenue has been widened.

Parking

As shown in **Figure 23 – Proposed Parking Plan**, the Project will provide parking areas for residential occupants, residential guests, and commercial-retail users. The plan provides for a total of 815 parking spaces across the entirety of the site. A total of 683 parking spaces will be dedicated to residential uses and includes 594 standard stalls, 20 Americans with Disability Act (ADA) accessible stalls, 66 electric vehicle charging station (EVCS) stalls, and 3 ADA/EVCS stalls. A total of 132 parking stalls will be dedicated to commercial-retail uses which includes 111 standard stalls, 7 ADA accessible stalls, 12 EVSC stalls, and 2 ADA/EVCS stalls. Additionally, the site will provide 41 stalls for bicycle parking.

Pedestrian Circulation and Site Access

As shown in **Figure 24 – Pedestrian Circulation**, the Project will provide several pedestrian pathways to facilitate the movement of pedestrians within the site. These pathways will be lit to ensure security. The Project site will also provide pedestrian linkage to the surrounding area by providing connection to the existing sidewalks along Streeter Avenue and Arlington Avenue.

Open Space

There are 72 existing ornamental, non-native trees located throughout the site. The Project will remove these trees and instead provide a landscape plant palette consistent with *Riverside Citywide Design Guidelines* for Water Efficient Landscape and Irrigation Design Guidelines, amended January 2019 (RCDG) as well as plants consistent with the Riverside County Airport Land Use Commissions *Landscaping Near Airports: Special Considerations for Preventing or Reducing Wildlife Hazards to Aircraft* (ALUC-A) as reflected in **Figure 25 – Conceptual Landscape Plan**, **Figure 26 – Landscape Planting Plan**, **Figure 27 – Plant Palette [1 of 2]**, and **Figure 28 – Plant Palette [2 of 2]**.

The residential portion of the Project site will be surrounded by a 6 foot high tubular steel fence, 6 foot high block wall, or combination block wall/steel fence as reflected in **Figure 29 – Wall and Fence Plan**. The Project includes details for walls and fences within the site and around the perimeter of the site as well as sign plans, fountain wall, dog park gates, vehicular gates, and access gates for residential access as reflected in **Figure 30 – Wall and Fences Details [1 of 2]**, and **Figure 31 – Wall and Fence Details [2 of 2]**.

Lighting

The proposed Project will include exterior building lights and pedestrian lighting for safety and security purposes within parking lots, along pathways, and on buildings as identified in **Figure 32 – Proposed Lighting Plan**. All light sources will be shielded so that the light is directed away from streets and adjoining properties. Further, all light fixtures will be required to be consistent with the City of Riverside Municipal Code – Title 19, Zoning Code for illumination. Existing Street lights are located along Streeter Avenue and Arlington Avenue within the right-of-way.

Utilities

As the Project is an existing developed site with existing vacant structures, utilities are provided within and around the site. Several of the existing utility facilities on-site will be removed and replaced or relocated as reflected in **Figure 33 – Existing and Proposed Utility Plan**, to provide connection to existing facilities within the roadway rights-of-way. The site is served by Riverside Public Utilities (RPU) for Electric, discussed below and Southern California Gas for natural gas.

Water

Public water service would be provided by RPU via connection to existing pipelines on Streeter Avenue and Arlington Avenue.

Sewer

Wastewater treatment for the project would be provided by the City Public Works Department at the Riverside Regional Water Quality Control Plant. The proposed project would connect to an existing 8-inch sewer line located on Streeter Avenue and a two 8-inch Arlington Avenue.

Stormwater Facilities

The proposed Project site will be predominantly paved, with landscaping throughout. The proposed Project will relocate and provide new on-site drainage patterns and be designed to incorporate catch basins and biotreatment BMPs and landscaping features to redirect, capture, and treat surface runoff from new development prior to entering the existing storm drain system in Streeter and Arlington Avenue as reflected on **Figure 34 – Proposed Drainage & Grading Plan**

Electricity

RPU provides electrical services to the Project site. All electrical facilities would connect to existing connections in Arlington Avenue and Streeter Avenue. There are existing power poles located along Arlington Avenue located within the right-of-way. An additional circuit will be required to meet the Project’s estimated electric demand. This will require approximately 1.5 miles of offsite trenching to connect to existing RPU electric facilities. Trenching will occur within existing ROW and will include approximately 0.5 miles in Streeter Avenue from Arlington Avenue to Central Avenue; approximately 0.5 miles in Central Avenue from Streeter Avenue to Hillside Avenue; and approximately 0.5 miles in Hillside Avenue Central Avenue to Mountain View Avenue. It is anticipated that trenching may be as deep as 7 to 8 feet below ground. There are some existing conduit and vaults within this alignment. The Project will be required to provide areas of new 6.5-inch conduit and approximately 10 electric vaults sized at 8 feet by 14 feet in order to provide the additional circuit and connect to existing facilities. With these improvements RPU has sufficient capacity to serve the Project site.⁴

Construction

Construction is anticipated to take approximately 23 months and will be built in two phases with the first phase being commercial parcel, and the second phase being the residential parcel. The earthwork is anticipated to balance with 28,000 cubic feet (cf) of cut and 28,000 cf of fill. Construction is anticipated to commence July 2024.

Grading would be accomplished with scrapers, motor graders, water trucks, dozers, and compaction equipment. It is anticipated Building materials would be off-loaded and installed using small cranes, boom trucks, forklifts, rubber-tired loaders, rubber-tired backhoes, and other small- to medium-sized construction equipment as needed.

Offsite Improvements

All offsite improvements are related to electric facilities and associated roadway repairs as described above. The offsite area encompasses approximately 13 acres. A small 0.15 acres portion of this offsite improvement area is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell number 621, Subunit 1 – Santa Ana River South as reflected in **Figure 35, Offsite Biological Resources**.

11. Surrounding land uses and setting:

The area surrounding the Project site is highly developed and urbanized with a variety of land uses, including commercial, medium-high density residential, high-density residential, office, and public facilities. Refer to **Table B, Surrounding Land Uses**, for the land use and zoning designations for the surrounding area.

4. Email correspondence with Efren Mejia dated April 12, 2023.

Table B, Surrounding Land Uses

	Existing Land Use	General Plan Land Use Designation	Zoning Designation
Project Site	Existing Vacant Sears Department Store and Auto Center	C – Commercial	CG – Commercial-General
North	Residential Uses	O – Office PF – Public Facilities C – Commercial	R-1-7000 – Single Family Residential
East	Residential and Office Uses	MDR – Medium Density Residential O – Office	R-1-7000 – Single Family Residential O – Office
South (Across Arlington Avenue and California Avenue)	Commercial and Office Uses	C – Commercial HDR – High Density Residential	CR – Commercial Retail CG – Commercial General O – Office
West (Across Streeter Avenue)	Residential, Office and Commercial Uses	MDR – Medium Density Residential O – Office C – Commercial PF – Public Facilities	CG – Commercial General O – Office R-1-7000 – Single Family Residential

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

Agency	Approval
State Water Resources Control Board	National Pollutant Discharge Elimination System Construction General Permit/Stormwater Pollution Prevention Plan
Riverside County Airport Land Use Commission (ALUC)	Consistency Determination
Western Riverside County Regional Conservation Authority	Joint Project Review Determination

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significant impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Public Resources Code 21080.3.1, the City of Riverside sent out AB 52 consultation notices on October 25, 2022 and received responses from the following tribes: Yuma Quenchan Tribe, Rincon Band of Luiseno Indians, and San Manuel Band of Mission Indians. Tribal consultation will continue and be concluded prior to certification of the EIR.

14. Sources Referenced in Preparation of this Initial Study:

- a. City of Riverside, General Plan 2025
- b. City of Riverside, GP 2025 FPEIR
- c. City of Riverside Municipal Code Title 16 – Buildings and Construction
- d. City of Riverside Municipal Code Title 19 – Zoning
- e. City of Riverside Municipal Code Title 20 – Cultural Resources

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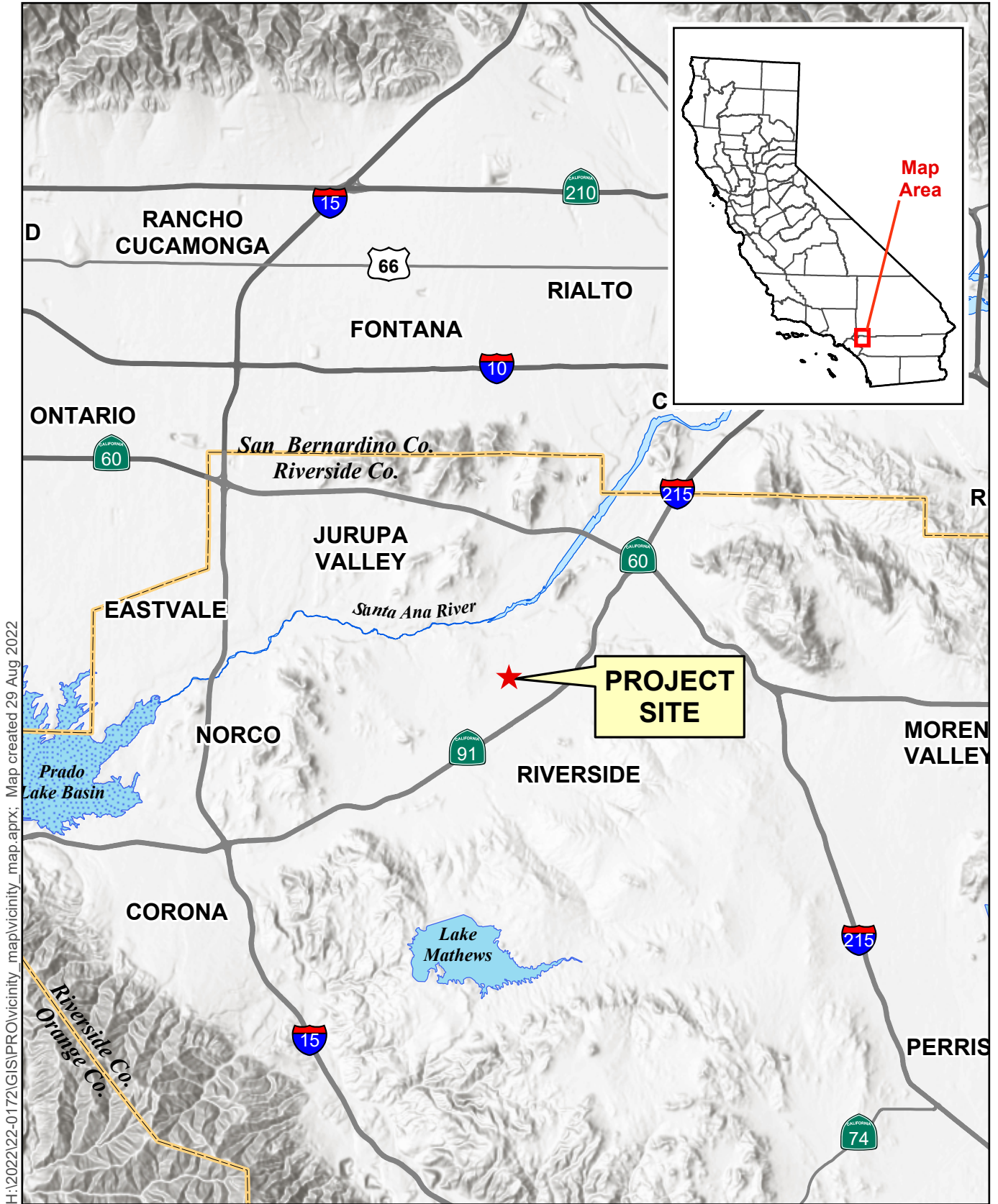
Appendix A	Biological Resource Technical Report, Cadre Environmental (CADRE) Joint Project Review, Western Riverside Regional Conservation Authority (RCA)
Appendix B	Geotechnical Investigation Report, Alta California Geotechnical, Inc.(ALTA-A) Updated Geotechnical Investigation Report, Alta California Geotechnical, Inc. (ALTA-B) Paleontological Resource Inventory Memorandum (DUDEK)
Appendix C	Phase II Environmental Site Assessment, Terracon Consultants, Inc. (TERRACON) Phase I Environmental Site Assessment, Weis Environmental (WEIS) California Regional Water Quality Control Board (CRWQCB)
Appendix D	Preliminary Drainage Statement (PSOMAS-A) Project Specific Water Quality Management plan (PSOMAS-B)

18. Acronyms

AB	Assembly Bill
ADA	Americans with Disabilities Act
APN	Assessor’s Parcel Number
AQMP	Air Quality Management Plan
BMP	best management practices
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CARB	California Air Resources Board
CBC	California Building Code
CDC	California Department of Conservation
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFS	Cubic Feet Per Second

CG	Commercial General
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CRHR	California Register of Historical Resources
DTSC	Department of Toxic Substance Control
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
GHG	greenhouse gas
GPA	General Plan Amendment
GPD	gallons per day
HCP	Habitat Conservation Plans
HMVP	Hazardous Materials Business Plan
LDMF	Local Development Mitigation Fee
LID	low-impact development
LST	Localized Significance Thresholds
MC	Municipal Code
MCL	Maximum Contaminate Levels
MGD	million gallons per day
MRZ	Mineral Resource Zone
MU-V	Mixed Use-Village
MSHCP	Multiple-Species Habitat Conservation Plan
NAHC	Native American Heritage Commission
NOX	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
PCE	Tetrachloroethylene
PM-2.5	Particulate Matter less than 2.5 microns
PM-10	Particulate Matter less than 10 microns
PRC	Public Resources Code
RCA	Regional Conservation Authority
RFD	Riverside Fire Department

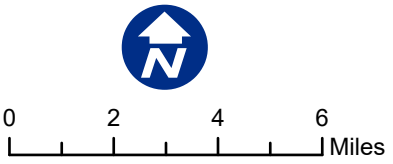
RPU	Riverside Public Utilities
RPW	Riverside Public Work
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RUSD	Riverside Unified School District
RWQCB	Regional Water Quality Control Board
SA-RWQCB	Santa Ana Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SF	square feet
SFHA	Special Flood Hazard Area
SKR	Stephens' Kangaroo Rat
SR	State Route
SRA	State Responsibility Area
SWPPP	Storm Water Pollution Prevention Plan
TPH	Petroleum hydrocarbon
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geologic Survey
UST	Underground Storage Tank
VMT	Vehicle Miles Traveled
VOC	Volatile organic chemicals
WQMP	Water Quality Management Plan



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Source: Riverside County GIS, 2020

Figure 1 – Vicinity Map
Arlington Mixed Use Project



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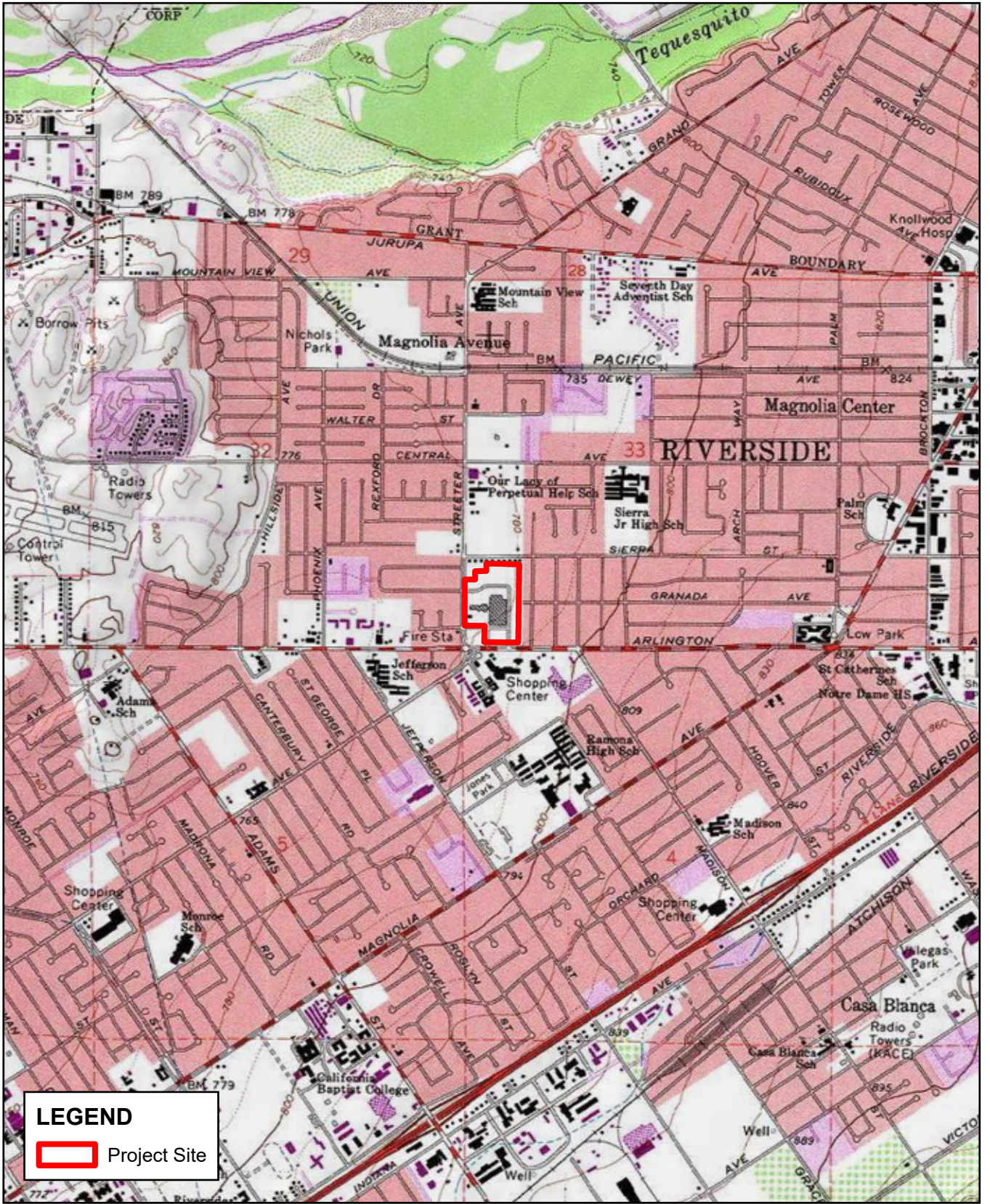
Sources: Riverside Co. GIS, 2020 (streets) and 2020 (imagery).

Figure 2 - Aerial Site Boundary Map
Arlington Mixed Use Project



0 100 200 300 Feet

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LEGEND

 Project Site

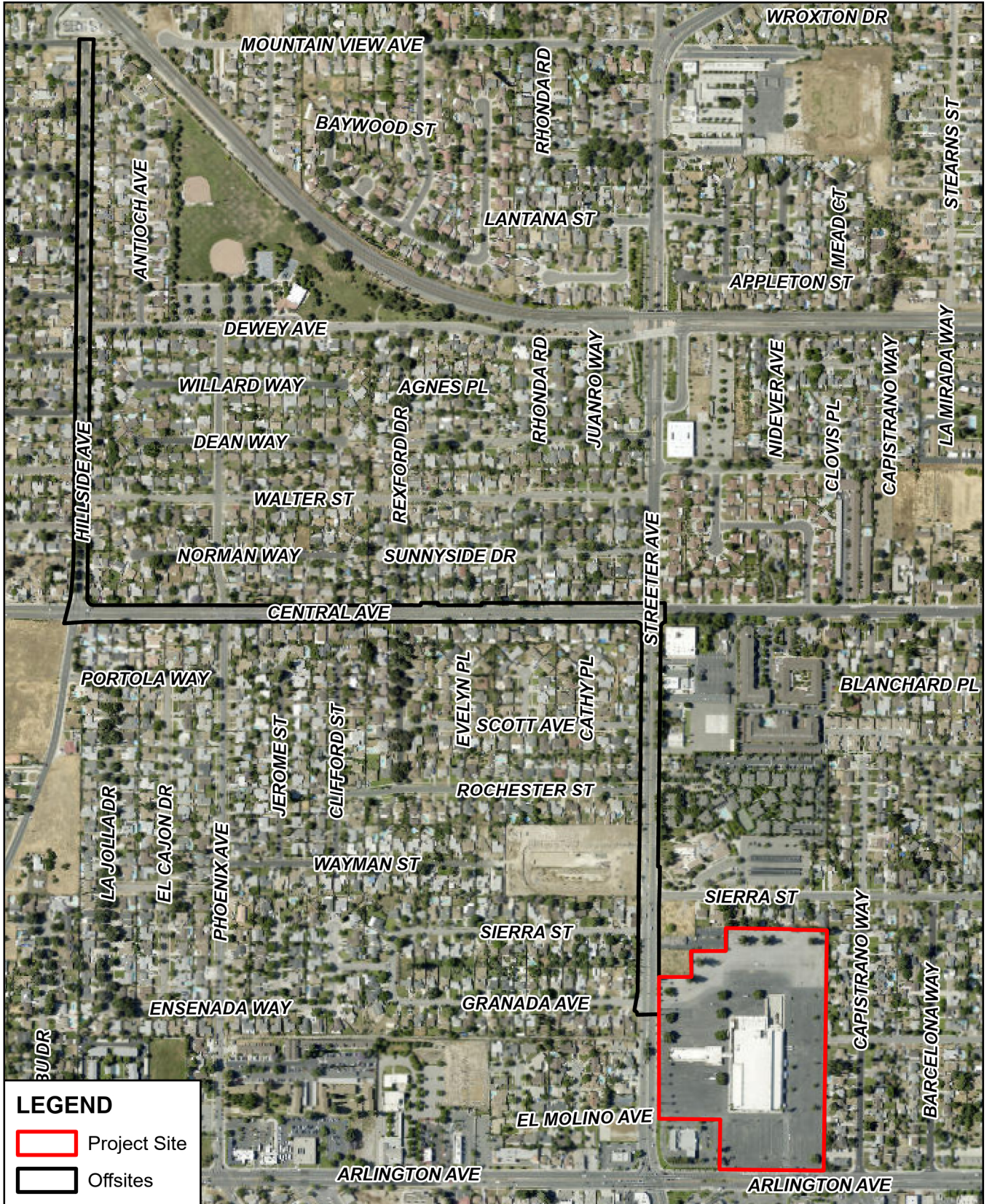
Sources: ESRI / USGS 7.5min Quads:
RIVERSIDE WEST



0 1,000 2,000 3,000
Feet

Figure 3 - USGS Topographic Map
Arlington Mixed Use Project

I:\2022\22-0172\GIS\PRO\ariaL_site_and_offsites.aprx; Map created 24 May 2023



Sources: Riverside Co. GIS, 2020 (streets) and 2020 (imagery).

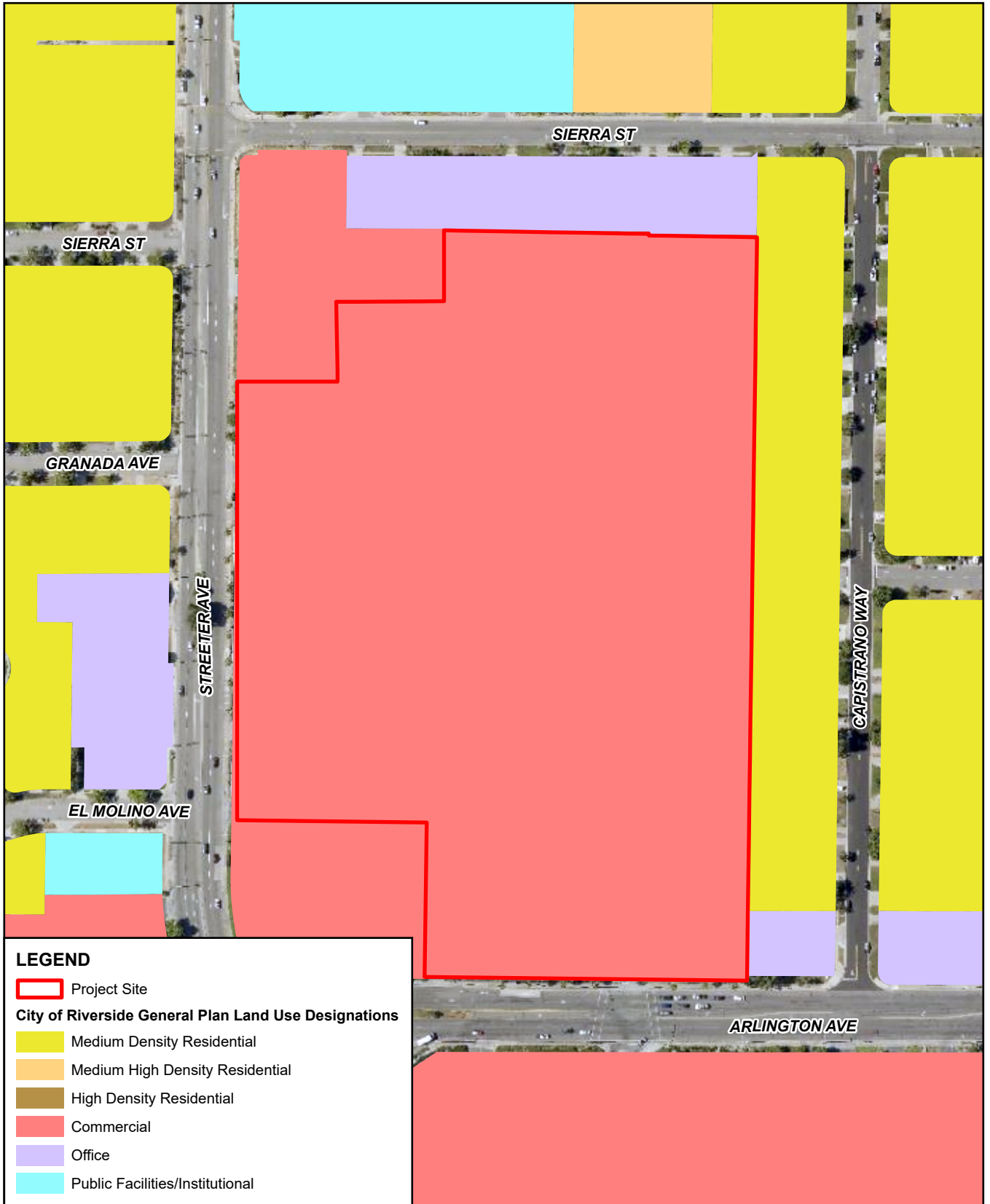
Figure 4 - Aerial Site Boundary with Offsites

Arlington Mixed Use Project



0 500 1,000 1,500 Feet

F:\2022\22-0172\GIS\PRO\gplu\gplu.aprx; Map created 30 Aug 2022



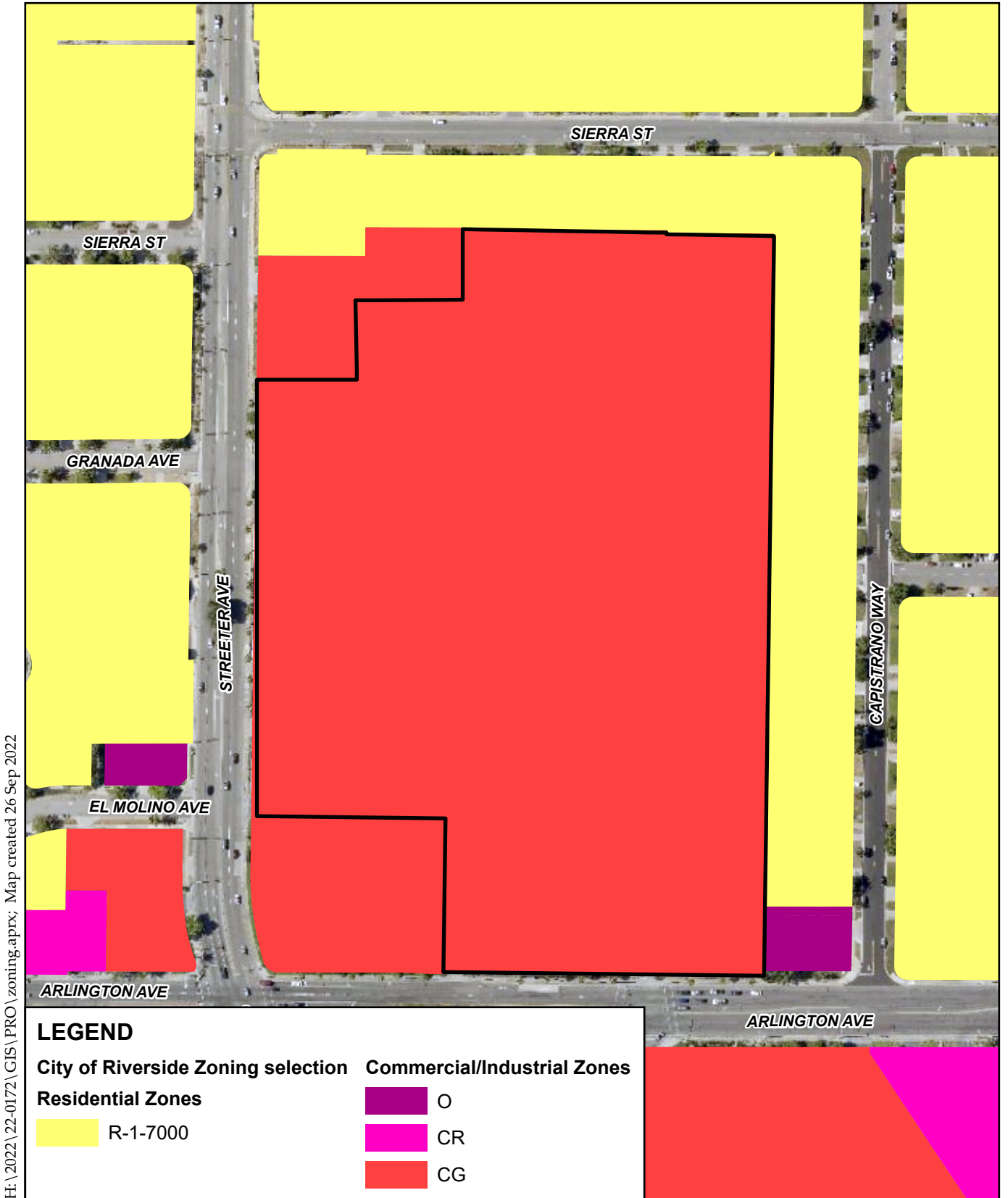
Sources: Riverside Co. GIS, 2020;
City of Riverside General Plan
Land Use, 2021.

Figure 5 - Existing General Plan Land Use Designation

Arlington Mixed Use Project



0 150 300 450 Feet



H:\2022\22-0172\GIS\PRO\zoning.aprx; Map created 26 Sep 2022

Sources: Riverside Co. GIS, 2020;
 City of Riverside General Plan
 Land Use, 2021.

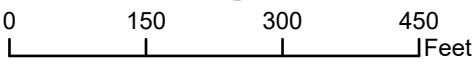
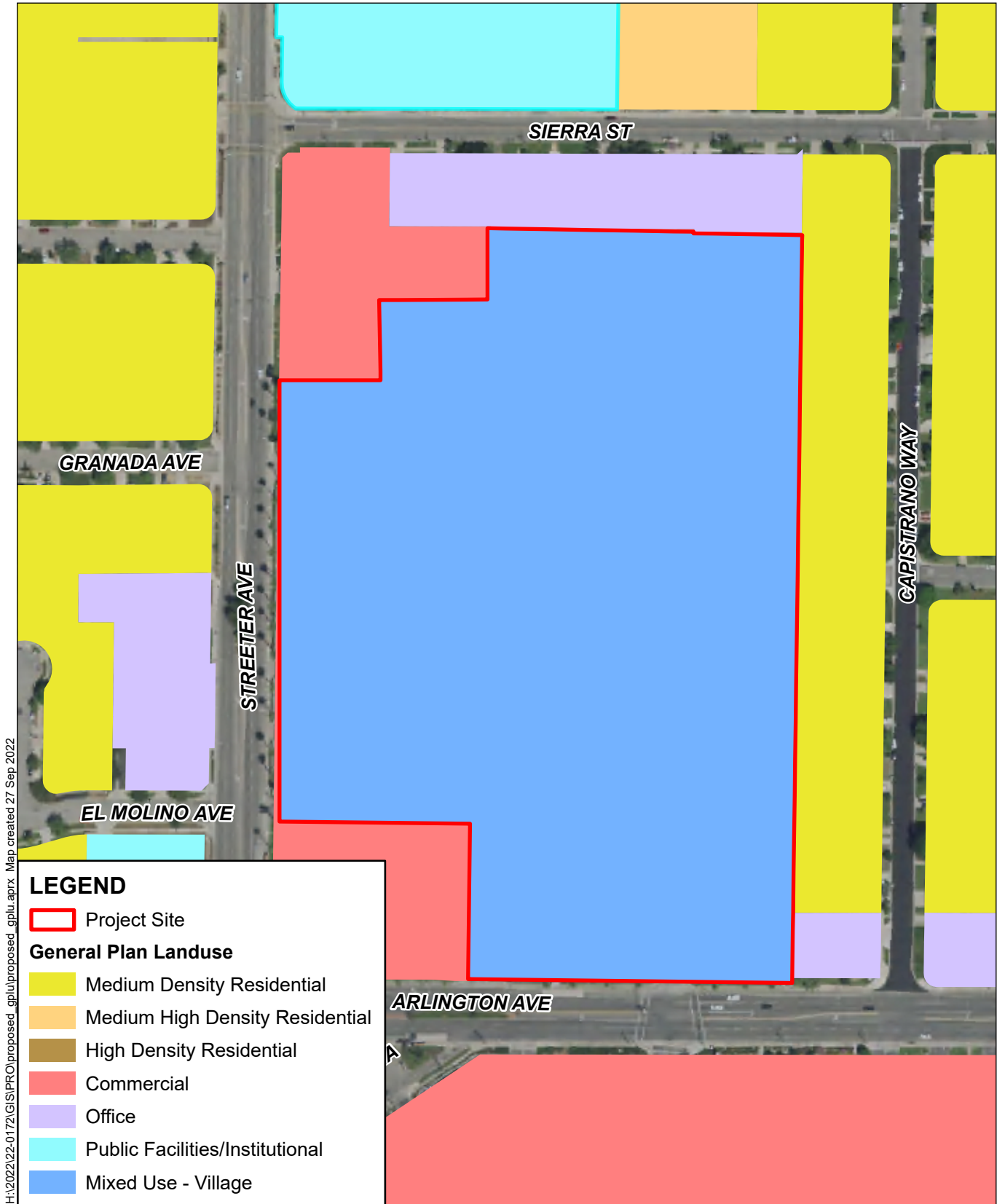


Figure 6 - Existing Zoning Designation
 Arlington Mixed Use Project





H:\2022\22-0172\GIS\PRO\proposed_gplu.aprx Map created 27 Sep 2022

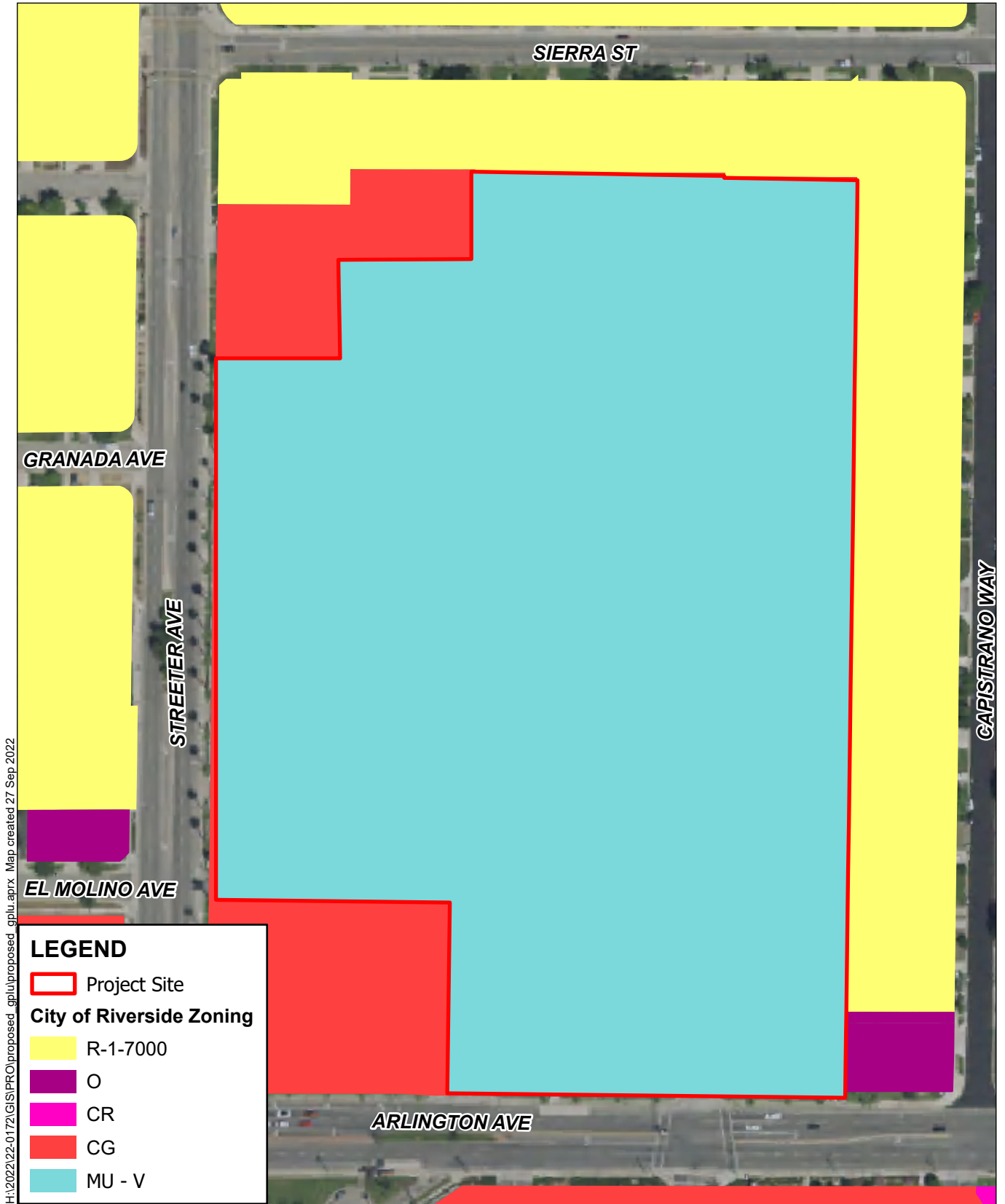
Source: City of Riverside General Plan Land Use, 2021;
Riverside Co. GIS, 2020.

Figure 7 - Proposed General Plan Land Use

Arlington Mixed Use Project



0 150 300 450 Feet



H:\2022\22-0172\GIS\PRO\proposed_gplu.aprx Map created 27 Sep 2022

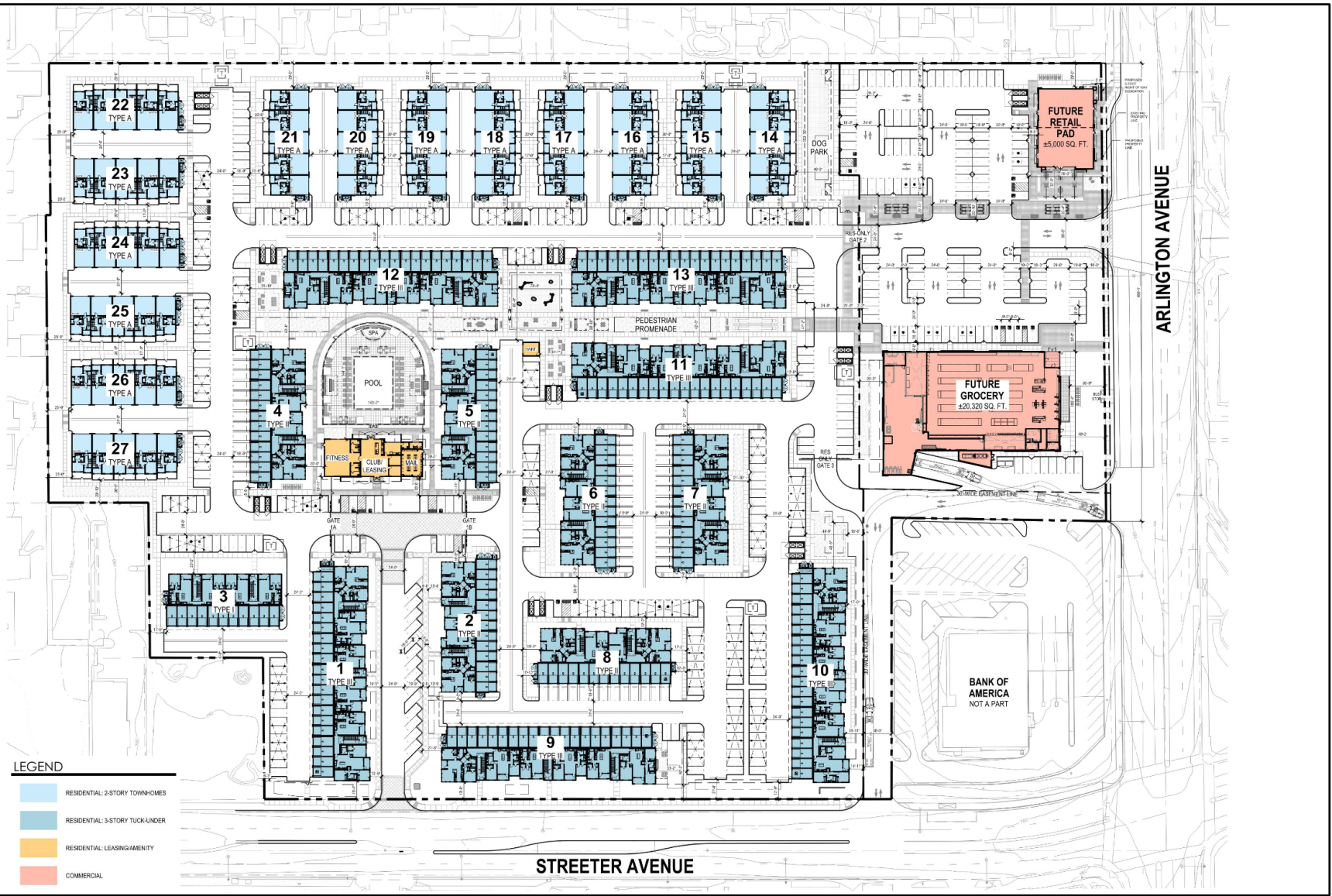
Source: City of Riverside Zoning. 2021;
Riverside Co. GIS, 2020.

Figure 8 - Proposed Zoning
Arlington Mixed Use Project



0 100 200 300 Feet

H:\2022\22-0172\GIS\PROJECT\Arlington Mixed Use.aprx Map created 25 May 2023

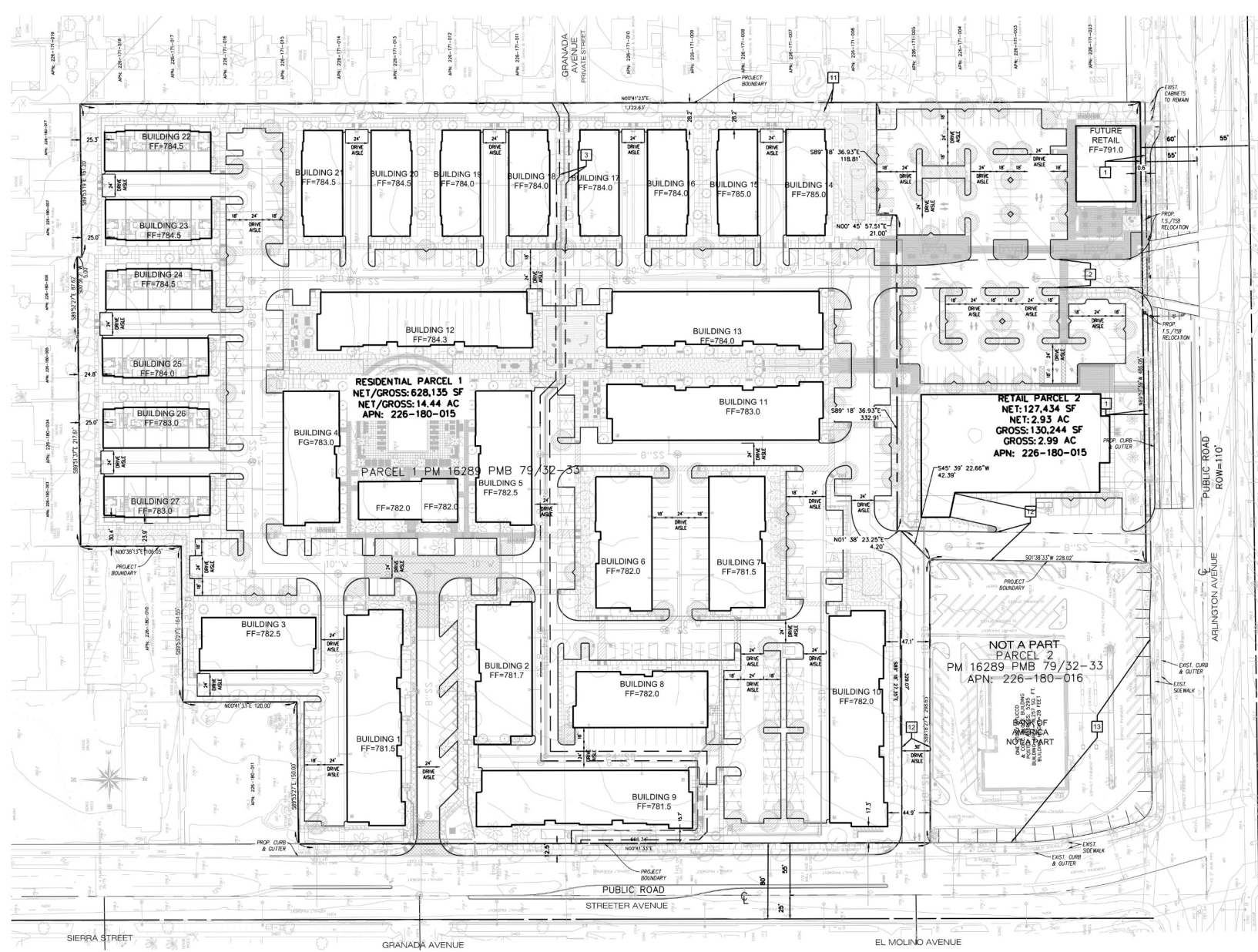


Source: Architects Orange March 29, 2023.

Figure 9 - Proposed Site Plan
Arlington Mixed Use Project

NTS

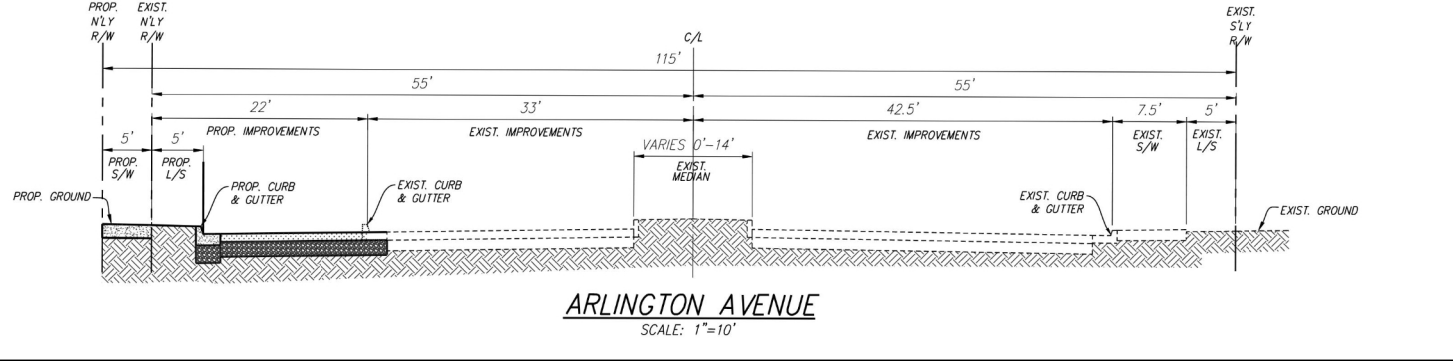
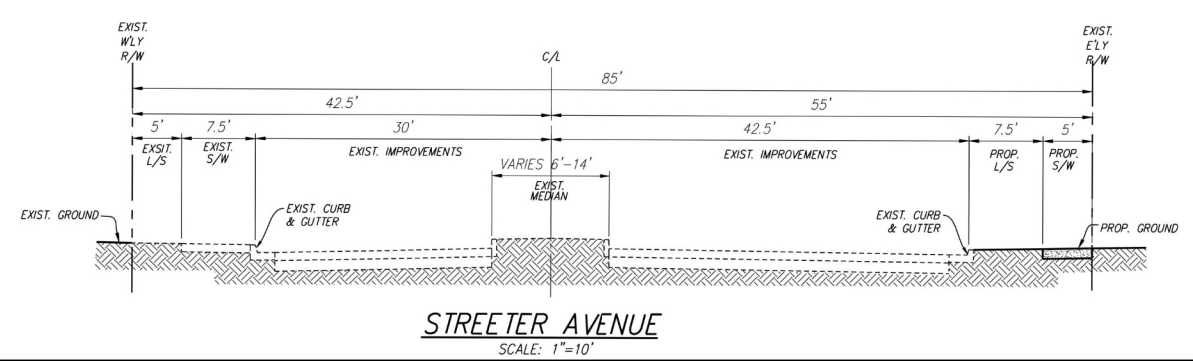
H:\2022\22-0172\GIS\PRO\tentative_parcel.aprx Map created 23 May 2023



DEVELOPMENT STANDARDS FOR MU-V ZONE		
	REQUIREMENTS	PROPOSED
LOT AREA	20,000 SQ.FT (MINIMUM)	756,836 SQ.FT
LOT DEPTH	100 FT (MINIMUM)	1,123.25 FT
LOT WIDTH	75 FT (MINIMUM)	780.92 FT
FRONT YARD SETBACK	0 FT (MINIMUM)	5 FT
SIDE YARD SETBACK	0 FT (MINIMUM)	25 FT
REAR YARD SETBACK	15 FT (MINIMUM)	15.17 FT
BUILDING HEIGHT	45 FT (MAXIMUM)	41.25 FT (MAXIMUM)
FAR	2.5 (MAXIMUM)	0.6
RESIDENTIAL DENSITY (GROSS)	30 DU/AC (MAXIMUM)	22.30 DU/AC
OPEN SPACE REQUIREMENTS - STAND ALONE RESIDENTIAL	NA	NA
OPEN SPACE REQUIREMENTS - MIXED-USE DEVELOPMENT	NA	NA
PRIVATE OPEN SPACE	50 SQ.FT/DU (MINIMUM)	91.80 SQ.FT/DU
COMMON OPEN SPACE	50 SQ.FT/DU (MINIMUM)	147.90 SQ.FT/DU

PROJECT SUMMARY		
PARCEL NO.	NET SQUARE FEET	NET ACRES
PARCEL 1	628,135	14.44
PARCEL 2	127,434	2.93
TOTAL	755,569	17.37

PROJECT SUMMARY		
PARCEL NO.	GROSS SQUARE FEET	GROSS ACRES
PARCEL 1	628,135	14.44
PARCEL 2	130,244	2.99
TOTAL	758,379	17.43

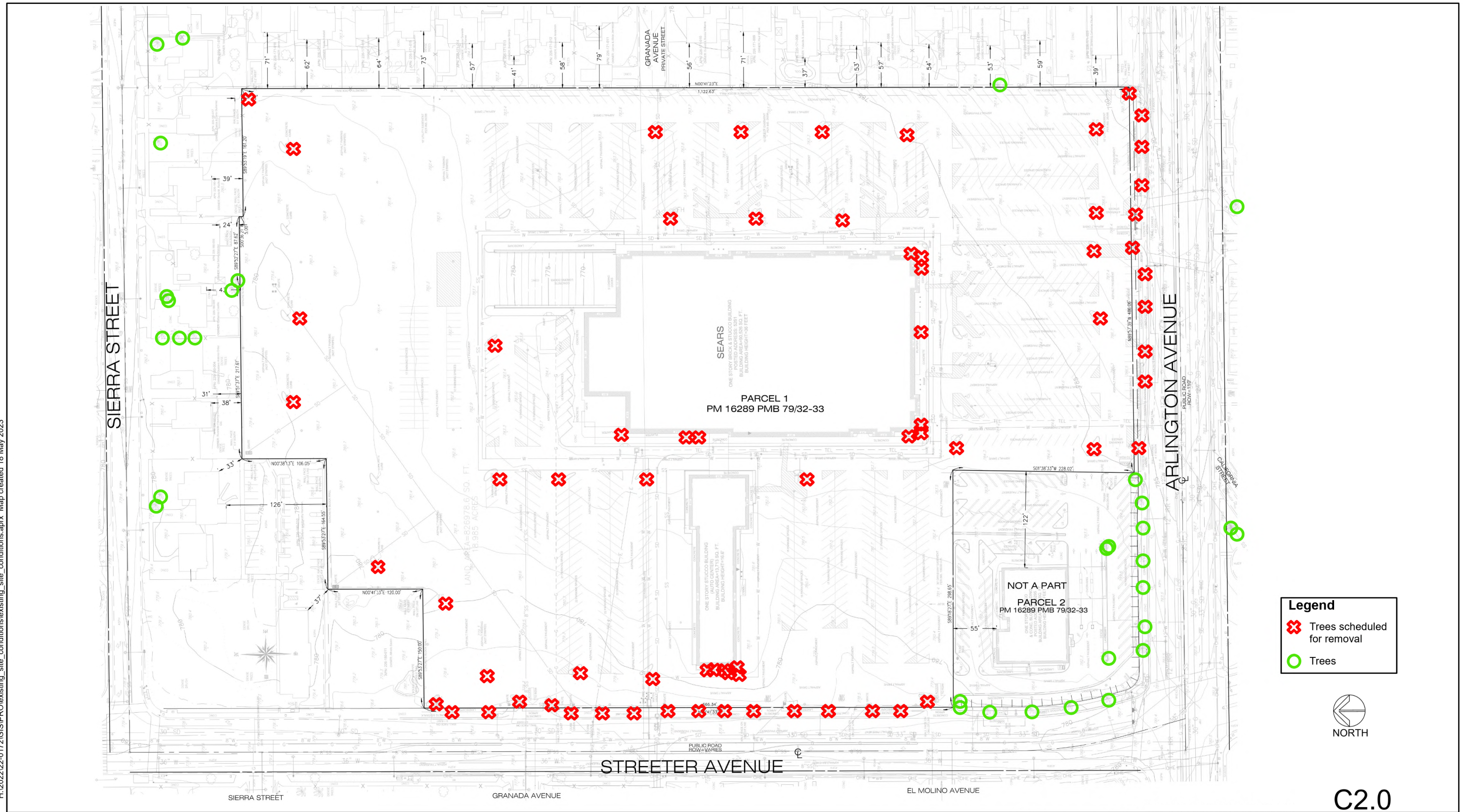


Source: Architects Orange Oct, 2022.

Figure 10 - Tentative Parcel Map
Arlington Mixed Use Project

NTS





Legend

- ✕ Trees scheduled for removal
- Trees



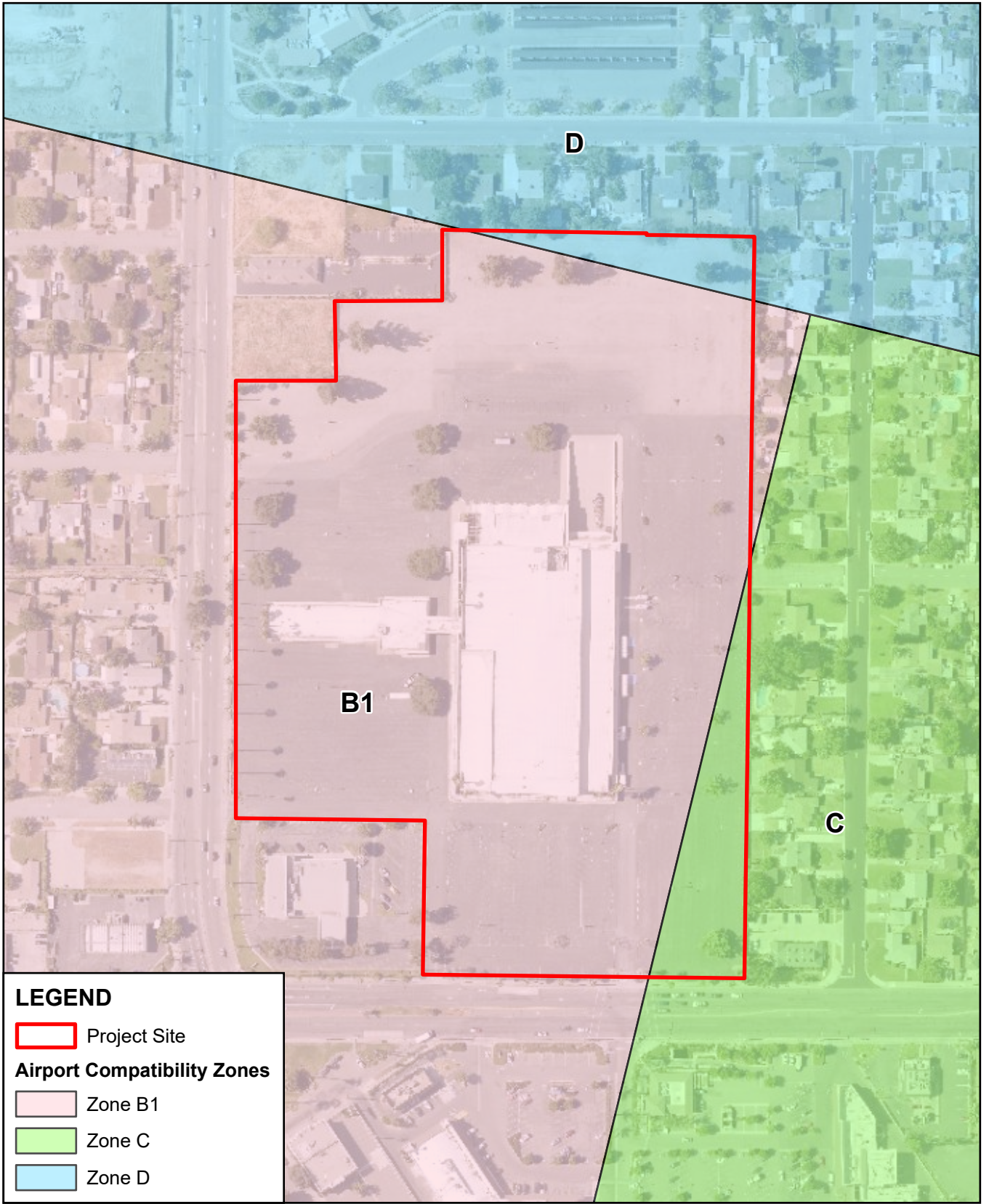
C2.0

Figure 11 - Existing Site Conditions
Arlington Mixed Use Project

Source: Architects Orange Aug 5, 2022.

NTS

H:\2022\22-0172\GIS\PRO\airport_compat\airport_compatibility.aprx; Map created 26 Sep 2022



LEGEND

Project Site

Airport Compatibility Zones

Zone B1

Zone C

Zone D

Sources: Riverside Co. GIS, 2020; Airport Compatibility Zones, 2022.

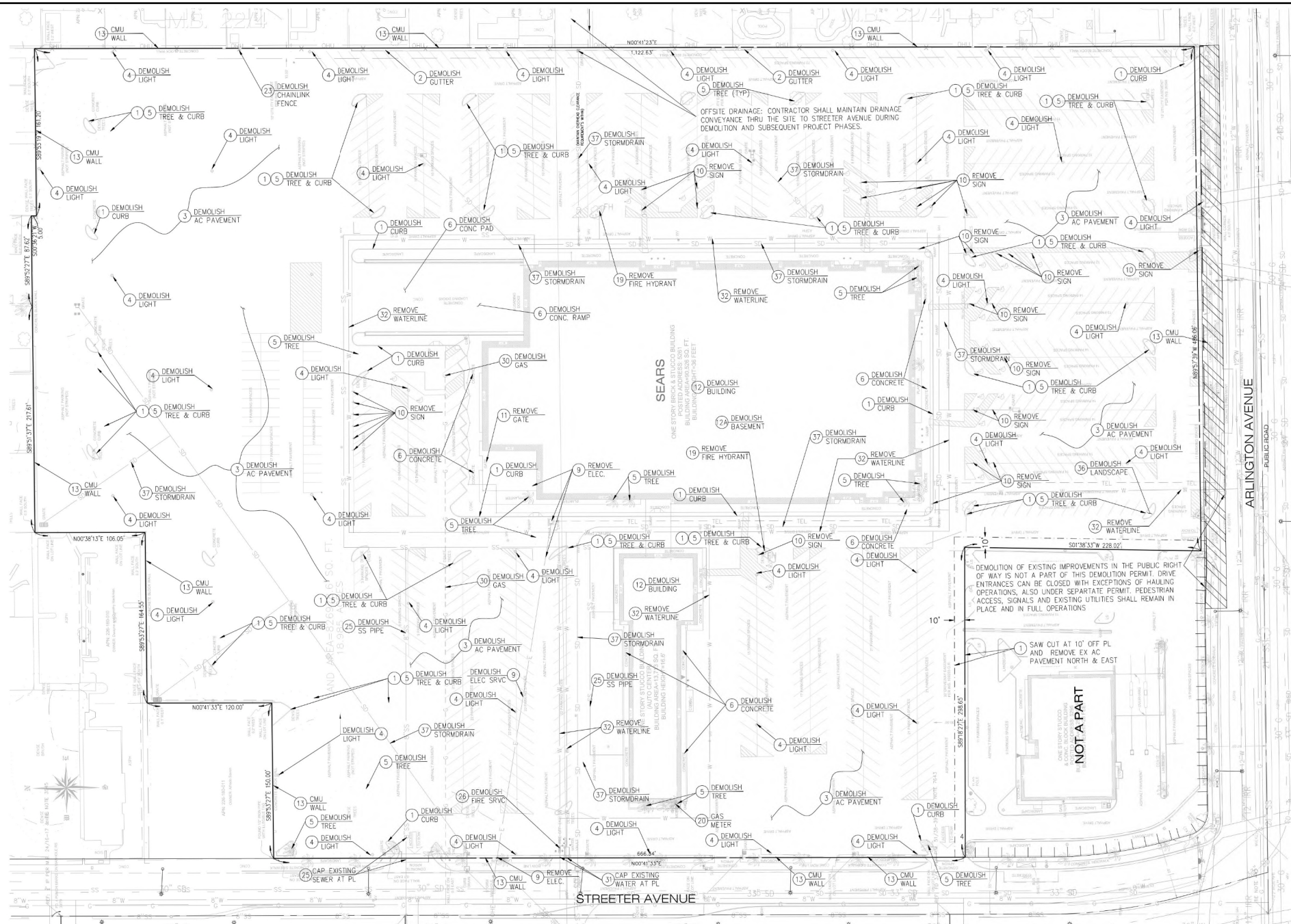
Figure 12 - Existing Airport Land Use Compatibility Zones

Arlington Mixed Use Project



0 150 300 450 Feet





GENERAL DEMOLITION NOTES:

THIS WORK IS INTENDED TO INCLUDE DEMOLITION AND REMOVAL OF CONSTRUCTION INDICATED AND DISCONNECTION, CAPPING AND/OR REMOVAL OF AFFECTED UTILITIES. THE ORDER OR PHASE OF REMOVALS SHALL BE CONTRACTOR MEANS AND METHODS MEETING PERMIT REQUIREMENTS BY THE CITY AND UTILITY COMPANIES. CONTRACTOR SHALL PLAN ACTIVITIES OR PHASES ACCORDINGLY.

1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL EXISTING STRUCTURES AND APPURTENANCES AS INDICATED ON THESE PLANS IN AN ORDERLY AND CAREFUL MANNER.
2. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL VERIFY THE CONDITIONS AND REPORT ANY DISCREPANCY TO THE ENGINEER PRIOR TO START OF DEMOLITION.
3. ALL DEBRIS FROM THE DEMOLITION WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A DUMP SITE APPROVED BY THE CITY OF RIVERSIDE.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND HAUL ROUTE APPROVALS FOR THE DEMOLITION WORK.
5. ALL DEBRIS SHALL BE WET OR COVERED AT TIME OF HANDLING TO PREVENT DUST.
6. CALL INSPECTOR OF RECORD DEPARTMENT FOR INSPECTION AT REQUIRED TIMES INCLUDING PREDEMOLITION, PEDESTRIAN PROTECTION, SEWER CAPPING, BACKFILLING, FINAL INSPECTIONS, ETC.
7. REMOVE DEMOLISHED MATERIALS FROM SITE AS WORK PROGRESSES DAILY. LEAVE SITE IN CLEAN CONDITION. CONTACT CITY OF RIVERSIDE FOR REQUIREMENTS FOR DISPOSAL OF DEMOLITION DEBRIS.
8. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES AND PEDESTRIAN ACCESS TO ADJACENT STRUCTURES.
9. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, SECURITY DEVICES, TRAFFIC CONTROL SIGNAGE AND PERSONNEL DURING WORK PERFORMED ADJACENT TO OR WITHIN PEDESTRIAN OR VEHICLE TRAVELWAYS AS REQUIRED BY CODE. WHEN LOCATED IN PUBLIC RIGHT-OF-WAY, IT MUST BE APPROVED AND INSTALLED UNDER USE OF PUBLIC PROPERTY PERMIT ISSUED BY THE CITY OF RIVERSIDE.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS WAYS. MAINTAIN PROTECTED INGRESS AND EGRESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS OR PEDESTRIAN SIDEWALKS WITHOUT PERMISSION OF OWNER'S REPRESENTATIVE. TRAFFIC CONTROL PLAN IS REQUIRED AND SHOULD BE APPROVED BY THE CITY OF RIVERSIDE.
11. BURNING OF MATERIALS AND/OR USE OF EXPLOSIVES ARE NOT PERMITTED.
12. DEMOLITION SHALL BE WITHIN THE LIMITS OF WORK, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY IF ANY ITEMS NOT SHOWN ON THE PLANS REQUIRE REMOVAL. FAILURE TO DO SO DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY AND COST FOR REMOVING ITEMS REQUIRED.
14. LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
15. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING THE REMOVAL OF UTILITIES IN ADVANCE OF DEMOLITION ON THESE PLANS. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
16. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
17. DEMOLITION WORK SHALL NOT START UNLESS REQUIRED PEDESTRIAN PROTECTION STRUCTURES (IF REQUIRED) ARE IN PLACE.
18. ALL WORK WILL BE IN ACCORDANCE WITH 2019 CBC, TITLE 24 OF CALIFORNIA CODE OF REGULATION AND ALL APPLICABLE CODE AND ORDINANCE AND REGULATIONS. NOTHING HEREIN SHALL BE INTERPRETED TO THE CONTRARY.
19. A PRE-DEMOLITION COORDINATION MEETING SHALL BE HELD WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
20. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND RESPECTIVE UTILITY COMPANY AS REQUIRED FOR SCHEDULE OF DEACTIVATION, POINTS OF DISCONNECTION, CAPPING AND/OR RECONNECTION OF UTILITY LINES.
21. CONTRACTOR TO PROVIDE FOR THE TRANSPORT OF EXISTING STORM DRAIN AND WATER FLOWS IN SERVICES TO BE DEMOLISHED OR RELOCATED UNTIL THE RESPECTIVE REPLACEMENT UTILITIES HAVE BEEN CONSTRUCTED.
22. PROTECTION FENCE WITH ATTACHED WINDSCREEN MATERIAL SHALL BE INSTALLED AROUND THE SITE, ALONG THE LIMIT OF DEMOLITION. H=6'

NOTES:

- UTILITIES PER RECORD PLANS.
1. CONTRACTOR TO CALL UNDERGROUND SERVICE ALERT OF CALIFORNIA AND PROCEED WITH CAUTION.
 2. SEPARATE PERMIT REQUIRED FOR WORK IN THE CITY RIGHT OF WAY, AND REMOVAL OF STREET TREES.
 3. SEE GENERAL NOTE 20 FOR COORDINATION WITH UTILITY COMPANY.
 4. CONTRACTOR TO REMOVE EXISTING IRRIGATION SYSTEM.
 5. CERTIFIED ARBORIST TO BE ON SITE DURING EXCAVATION AND TO PHOTO DOCUMENT ANY ROOT PRUNING. CLEAN TOOLS TO BE USED TO MINIMIZE SPREAD OF DISEASE TO TREE ROOTS. CAMBISTAT OR SIMILAR PLANT GROWTH REGULATOR TO BE UTILIZED.

DEMOLITION CONSTRUCTION NOTES:

- | | | | | |
|------------------------------|--|--------------------------------|--|--|
| 1 DEMOLISH CURB & GUTTER | 8 PROTECT IN PLACE FENCE | 15 PROTECT IN PLACE SEWER LINE | 22 REMOVE POWER POLE | 30 REMOVE GAS LINE |
| 2 DEMOLISH CONCRETE GUTTER | 9 REMOVE ELECTRICAL EQUIP & ELECTRICAL SERVICE | 16 DEMOLISH TRASH ENCLOSURE | 23 REMOVE CHAINLINK FENCE | 31 CAP WATER LINE AT PROPERTY LINE |
| 3 DEMOLISH ASPHALT CONCRETE | 10 REMOVE SIGN | 17 REMOVE UTILITY VAULT | 25 REMOVE ON-SITE SANITARY SEWER, PLUG AND ABANDON AT STREETER RIGHT OF WAY. | 32 REMOVE WATER LINE |
| 4 REMOVE LIGHT | 11 REMOVE GATE | 18 REMOVE ELECTRICAL CABINET | 26 REMOVE FIRE SERVICE MAIN, DODA TO REMAIN, TEMPORARY | 33 CAP DRAIN INLET |
| 5 REMOVE TREE | 12 DEMOLISH BUILDING | 19 REMOVE FIRE HYDRANT | 27 DEMOLISH GUARD POST | 34 REMOVE BACKFLOW PREVENTER |
| 6 DEMOLISH CONCRETE | 12a DEMOLISH BASEMENT, AREA= 85,634SF | 20 REMOVE GAS SERVICE | 28 PROTECT IN PLACE RETAINING WALL | 36 REMOVE LANDSCAPE |
| 7 DEMOLISH CONCRETE SIDEWALK | 13 DEMOLISH CMU PERIMETER WALL | 21 REMOVE UTILITY POLE | 29 CAP GAS LINE AT PROPERTY LINE | 37 DEMOLISH AND REMOVE EXISTING SD TO PROPERTY LINE. MAINTAIN CATCH BASIN'S AT R.O.W. AND PROTECT LATERAL'S AT PUBLIC R.O.W. |

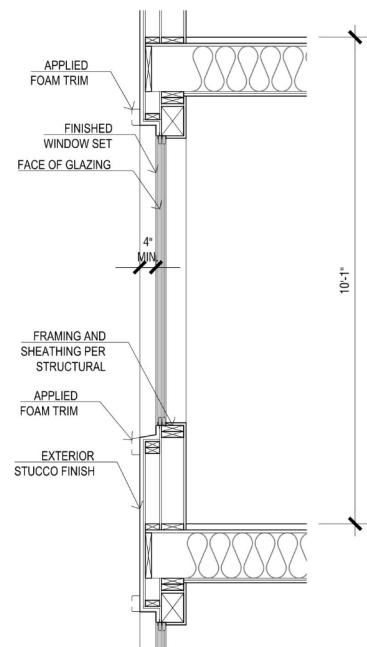
Source: Architects Orange Aug 5, 2022.

Figure 13 - Proposed Demolition Plan
Arlington Mixed Use Project

NTS



FRONT ELEVATION 1

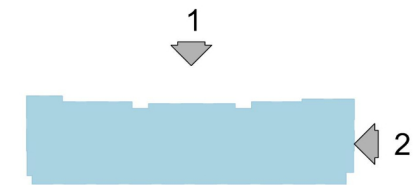


STUCCO WINDOW - RECESSED 4"
(TO OCCUR ON WINDOWS FACING PUBLIC RIGHT OF WAY)
SCALE: 1/2" = 1'-0"



LEFT ELEVATION 2

KEY MAP



H:\2022\22-0172\GIS\PRO\building_elevations\building_elevations.aprx Map created 25 May 2023

Source: Architects Orange Mar 29, 2023.

Figure 14 - Proposed Elevations [Garden Style Type III - Front & Left]

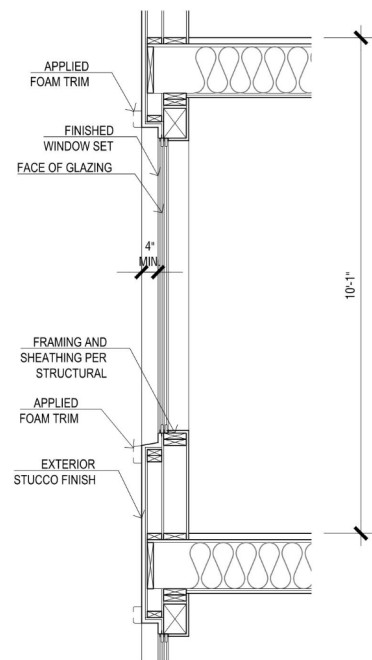
NTS

Arlington Mixed Use





REAR ELEVATION 3

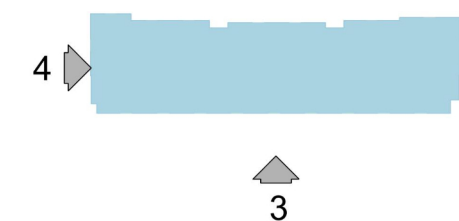


STUCCO WINDOW - RECESSED 4" (TO OCCUR ON WINDOWS FACING PUBLIC RIGHT OF WAY) SCALE: 1/2" = 1'-0"



RIGHT ELEVATION 4

KEY MAP



H:\2022\22-0172\GIS\PRO\building_elevations\building_elevations.aprx Map created 25 May 2023

Source: Architects Orange Mar 29, 2023.

Figure 15 - Proposed Elevations [Garden Style Type III - Rear & Right]

NTS

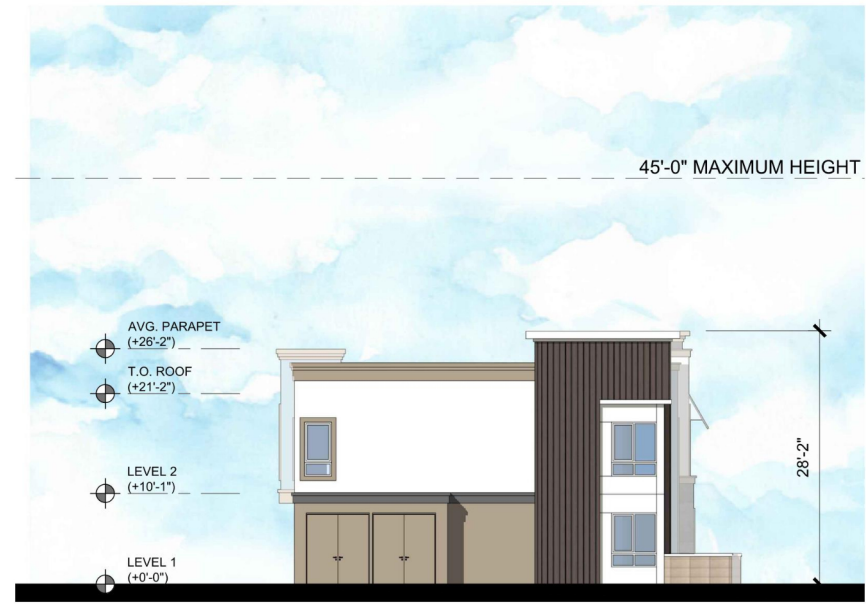
Arlington Mixed Use



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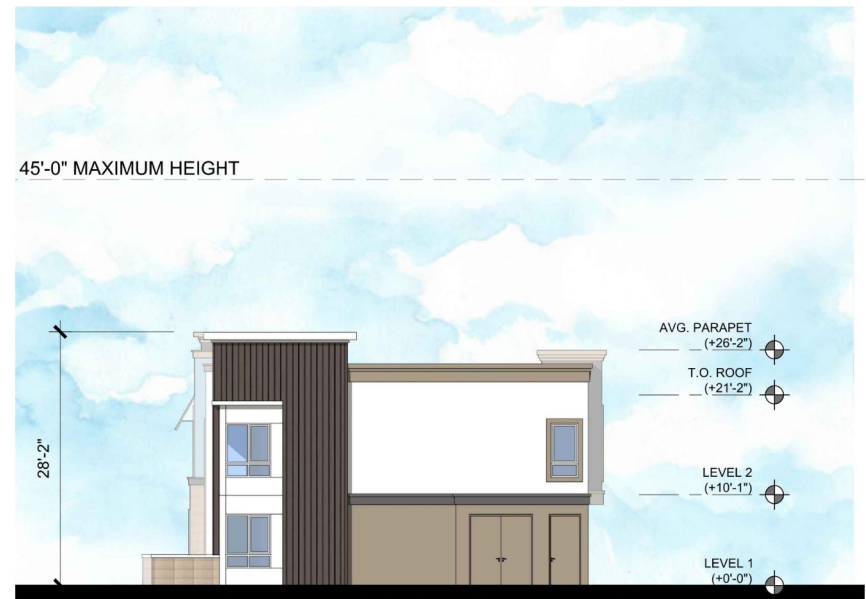
FRONT ELEVATION 1



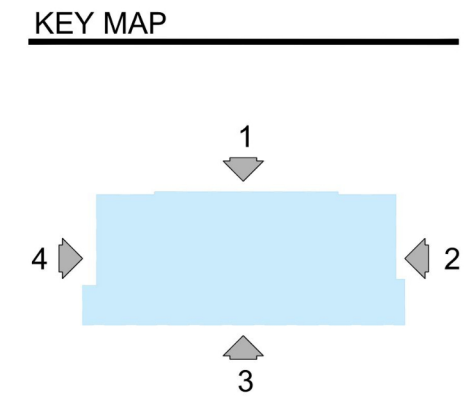
LEFT ELEVATION 2



REAR ELEVATION 2



RIGHT ELEVATION 4

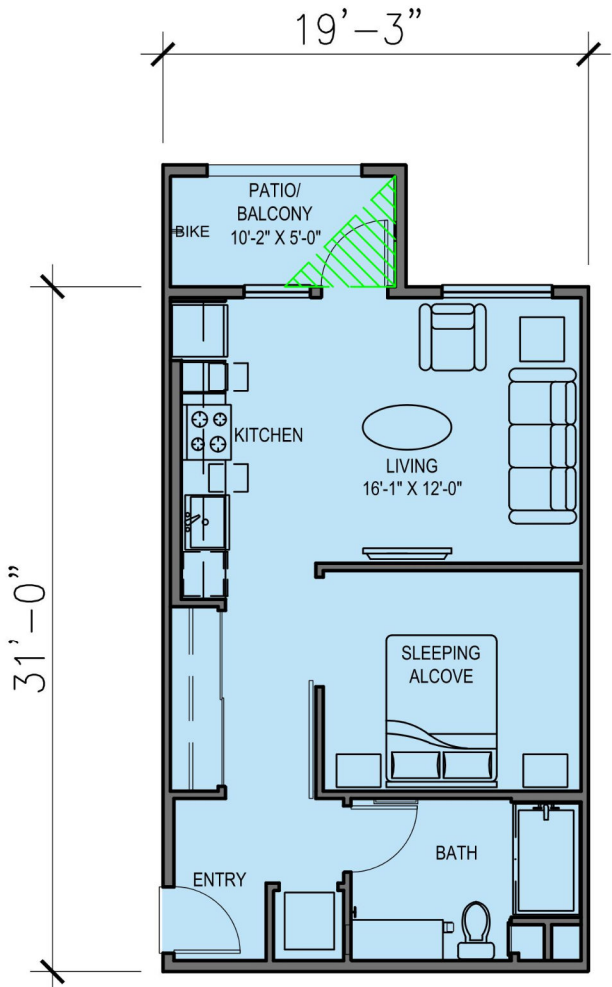


Source: Architects Orange Mar 29, 2023.

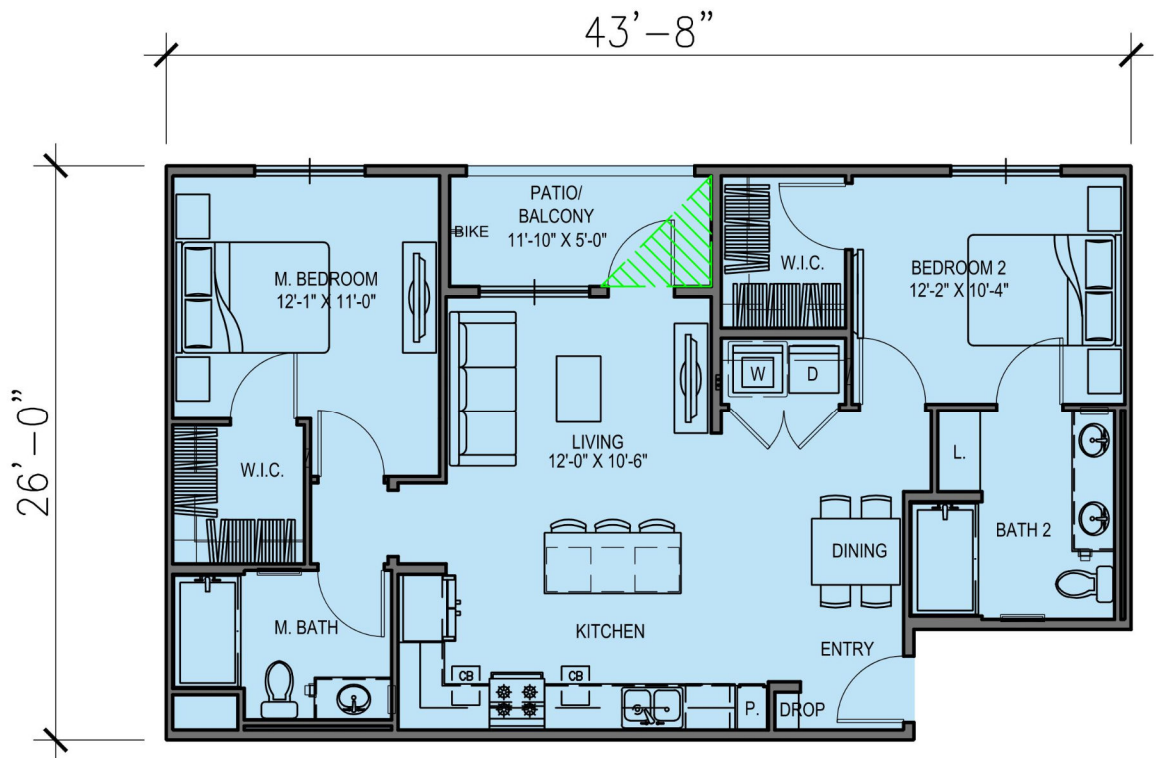
NTS

Figure 16 - Proposed Elevations [Townhomes] Arlington Mixed Use

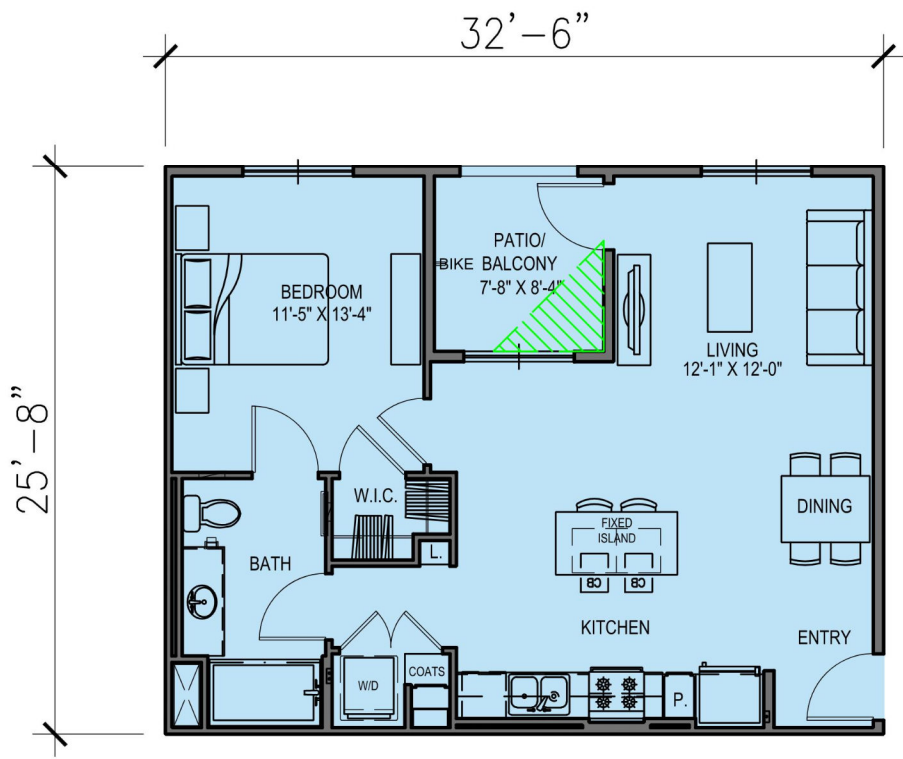




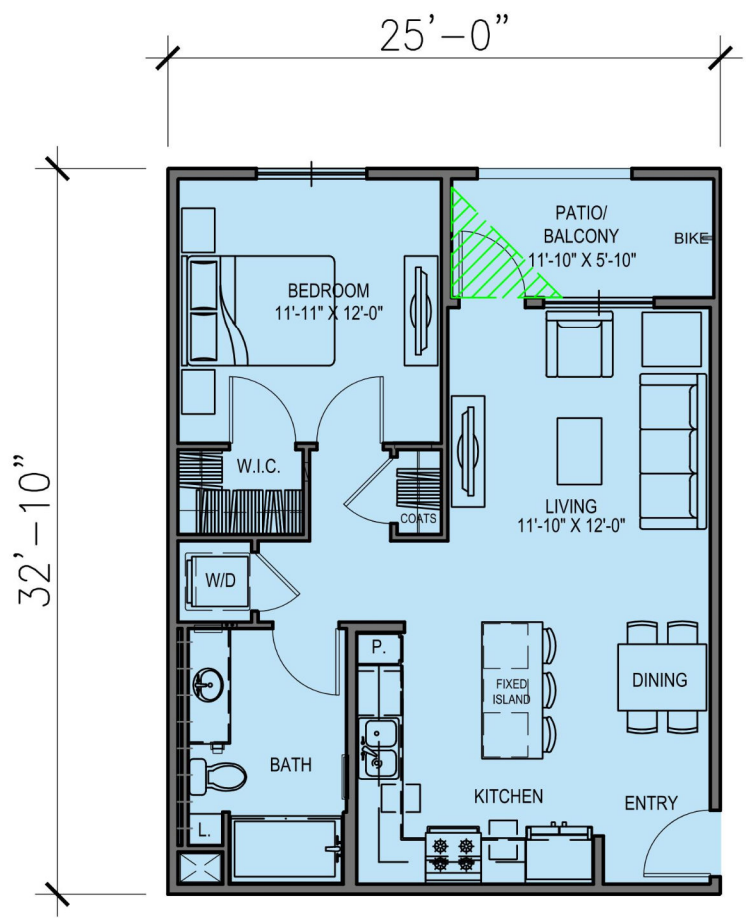
UNIT S1 - OPTION 1
 STUDIO - 1 BATH
 NET LIVABLE: 597 SQ. FT.
 PATIO/DECK : 51 SQ. FT.



UNIT B1 - OPTION 1
 2 BED - 2 BATH CARRIAGE
 NET LIVABLE: 1015 SQ. FT.
 PATIO/DECK : 59 SQ. FT.



UNIT A1 - OPTION 1
 1 BED - 1 BATH
 NET LIVABLE: 770 SQ. FT.
 PATIO/DECK : 64 SQ. FT.



UNIT A2 - OPTION 1
 1 BED - 1 BATH
 NET LIVABLE: 745 SQ. FT.
 PATIO/DECK : 64 SQ. FT.

LEGEND



5'x5' MIN. OPEN SPACE DIMENSION

H:\2023\22-0172\GIS\PRO\proposed floor plan.aprx. Map created 25 May 2023

Sources: Architects Orange Mar 29, 2023.

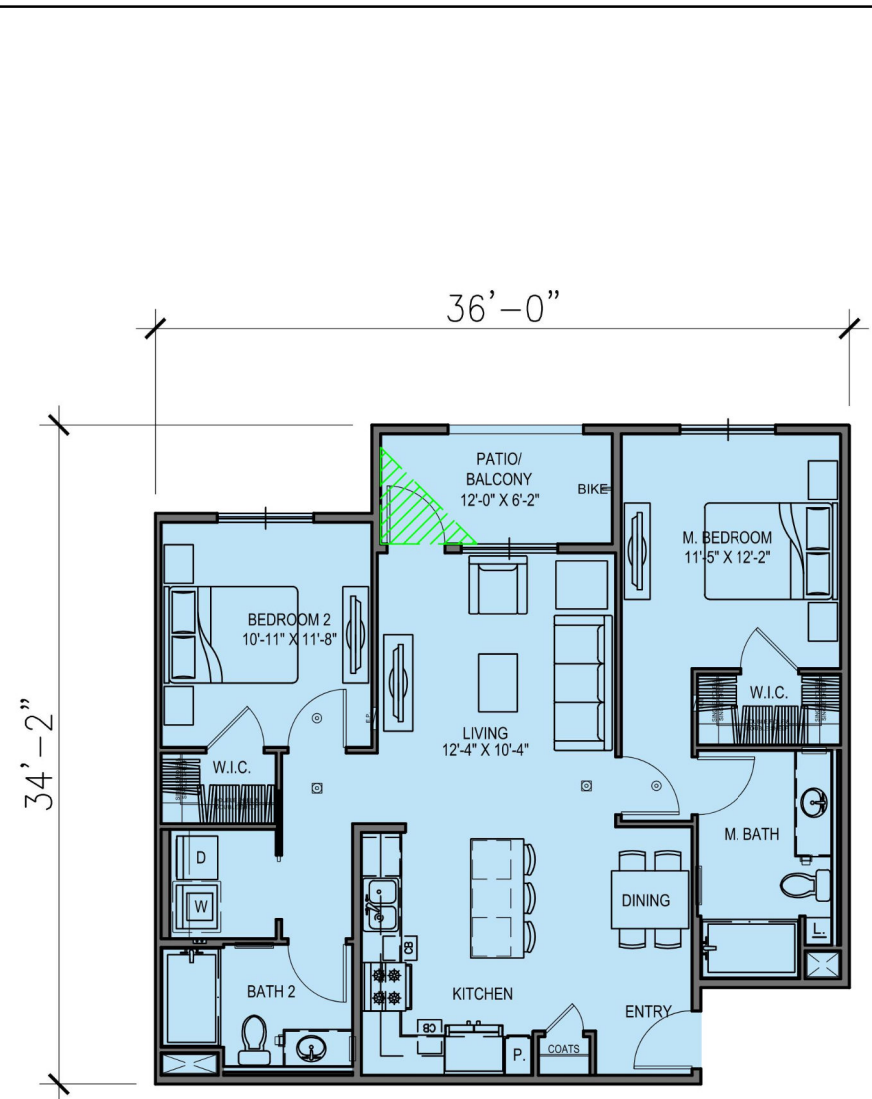
Figure 17 - Proposed Floor Plans [Garden Style Plans 1 of 2]

NTS

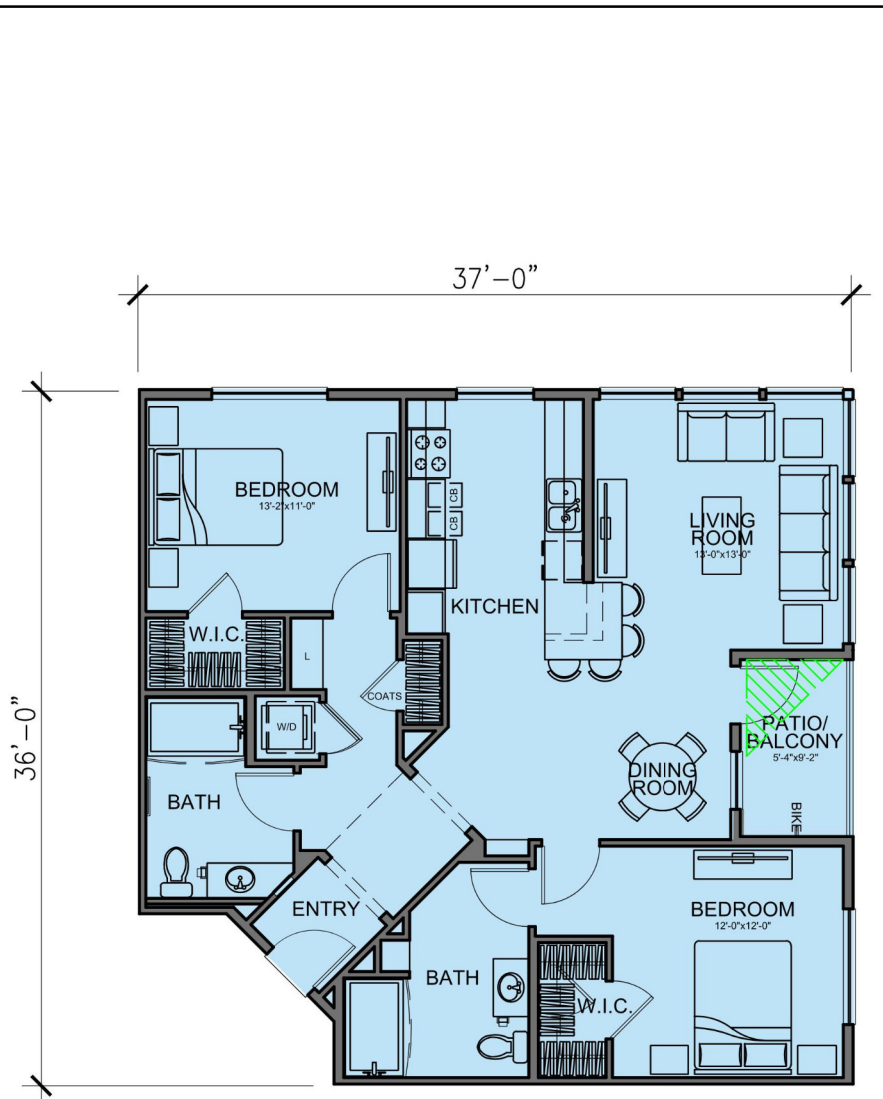
Arlington Mixed Use



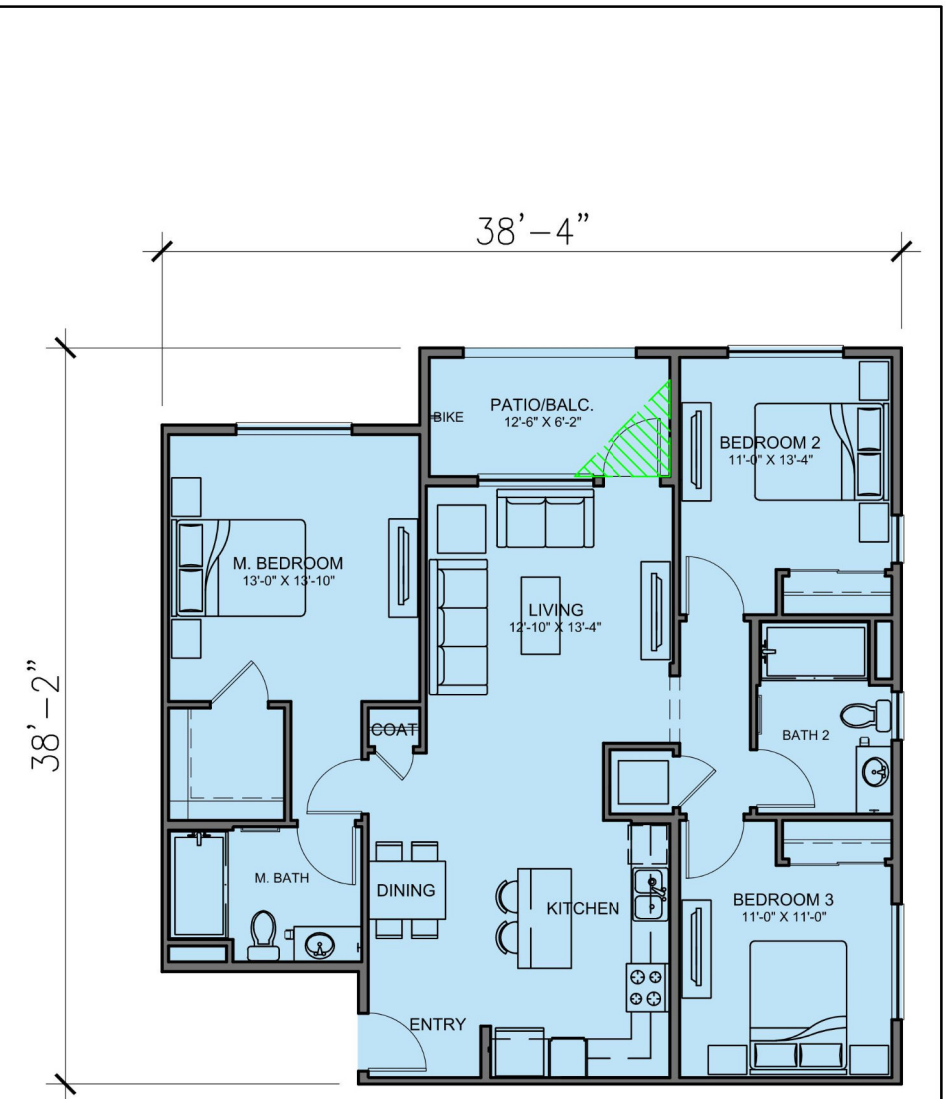
H:\2022\22-0172\GIS\PRO\proposed_floor_plan\proposed_floor_plan.aprx Map created 25 May 2023



UNIT B2 - OPTION 1
 2 BED - 2 BATH
 NET LIVABLE: 1054 SQ. FT.
 PATIO/DECK : 69 SQ. FT.



UNIT B4
 2 BEDROOM - 2 BATH
 UNIT AREA: 1205 SQ. FT.
 PATIO/ BALCONY: 50 SQ. FT.



UNIT C1 - OPTION 1
 3 BED - 2 BATH
 NET LIVABLE: 1265 SQ. FT.
 PATIO/DECK : 77 SQ. FT.

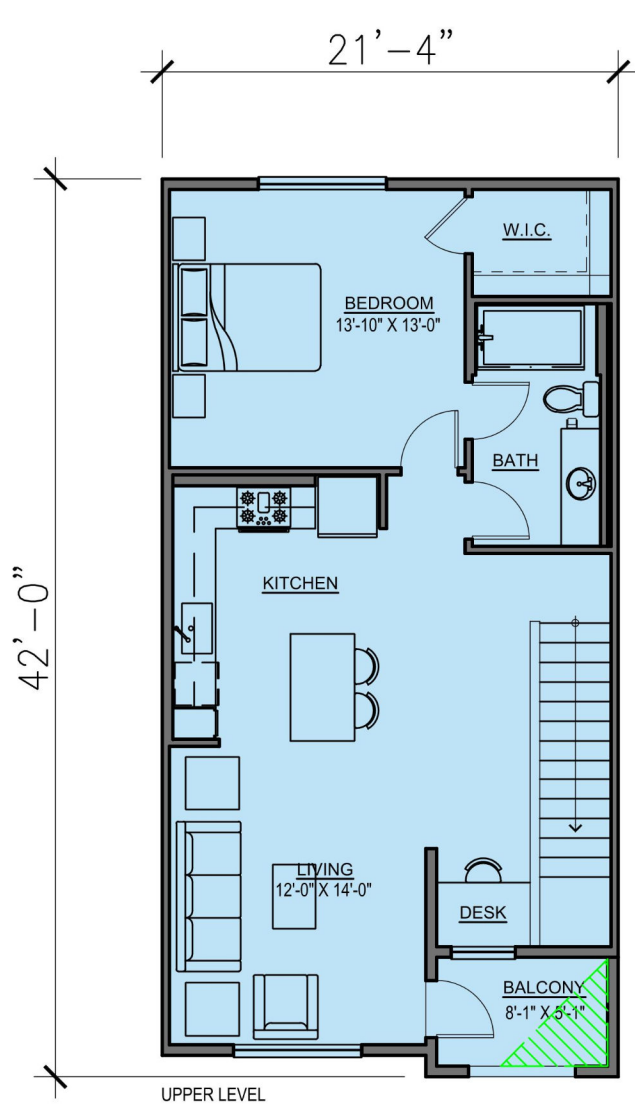
LEGEND

 5'x5' MIN. OPEN SPACE DIMENSION

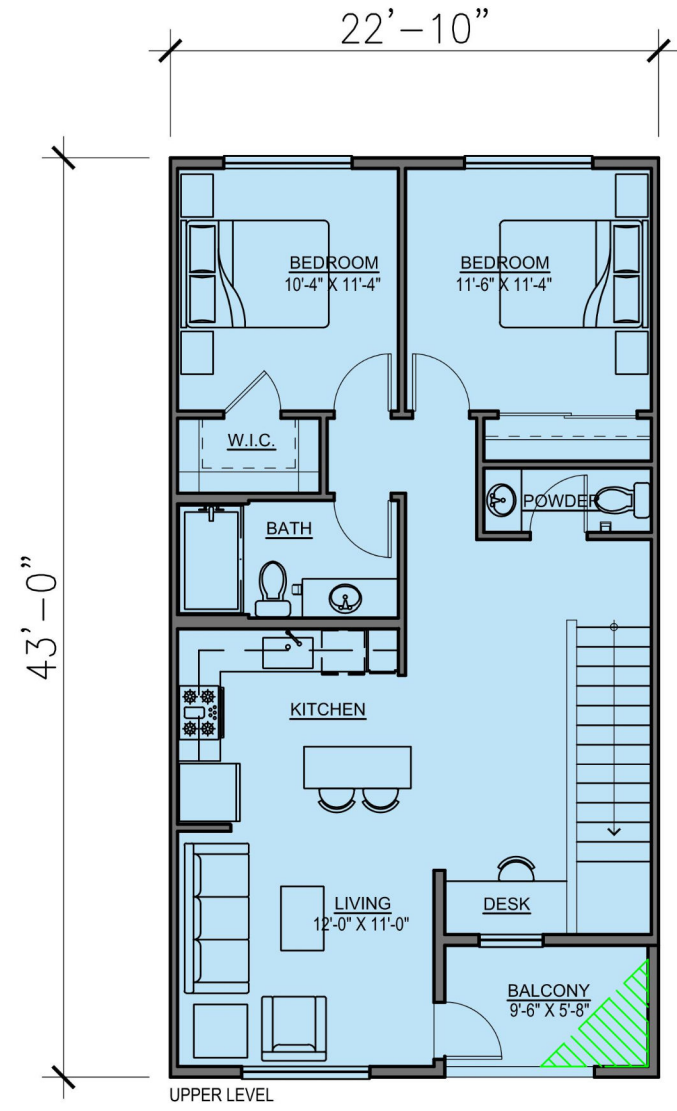
Source: Architects Orange Mar 29, 2023.

Figure 18 - Proposed Floor Plans [Garden Style Plans 2 of 2]
 Arlington Mixed Use Project

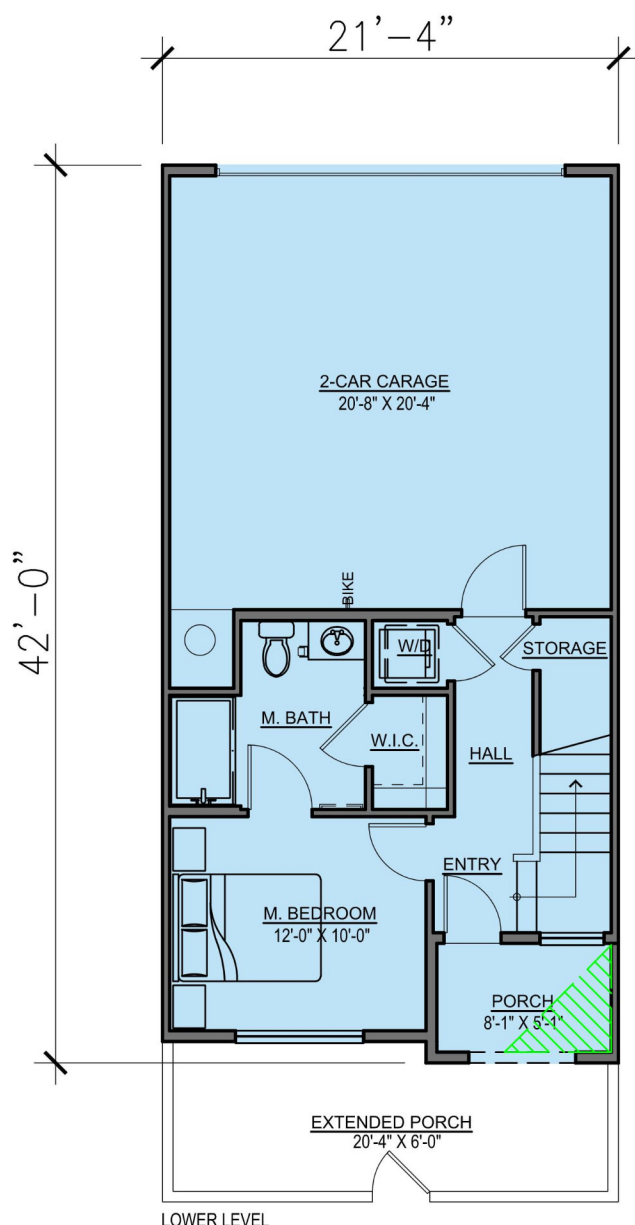
NTS



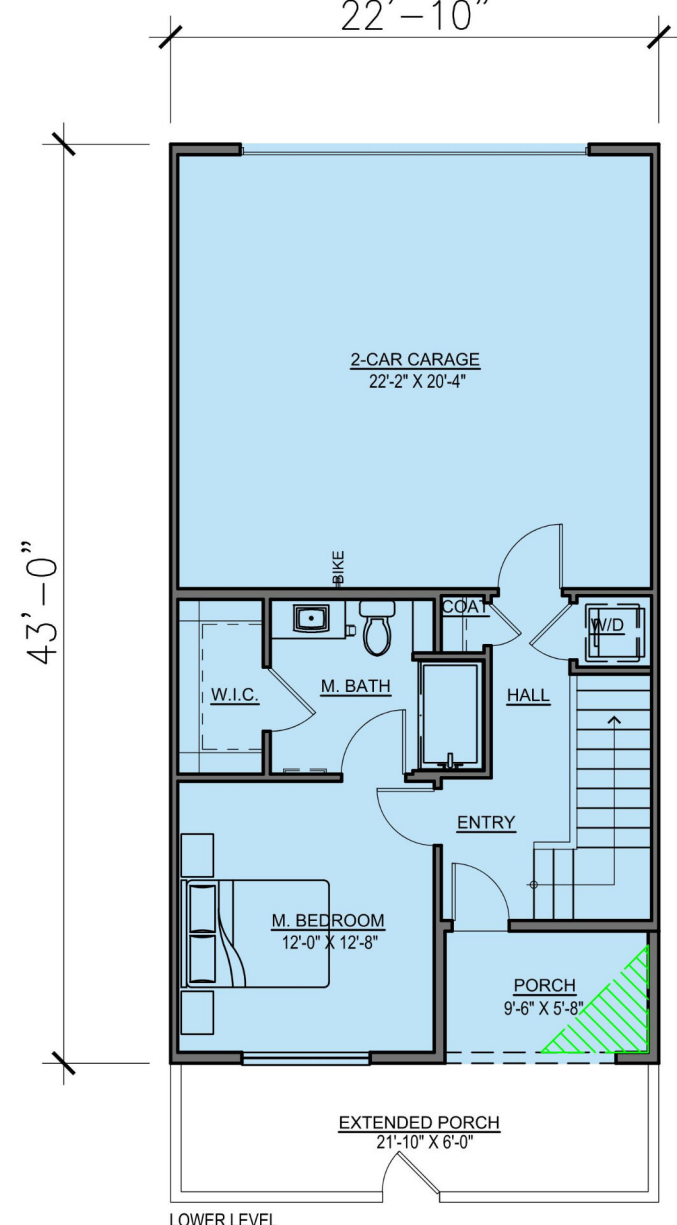
UPPER LEVEL



UPPER LEVEL



LOWER LEVEL



LOWER LEVEL

UNIT B3 - TOWNHOME
 2 BED - 2 BATH
 NET LIVABLE : 1162 SQ. FT.
 PATIO/DECK : 215 SQ. FT.

UNIT C2
 3 BED - 2.5 BATH
 NET LIVABLE : 1307 SQ. FT.
 PATIO/DECK : 243 SQ. FT.

LEGEND



H:\2023\22-0172\GIS\PRO\proposed_floor_plan\proposed_floor_plan.aprx: Map created 25 May 2023

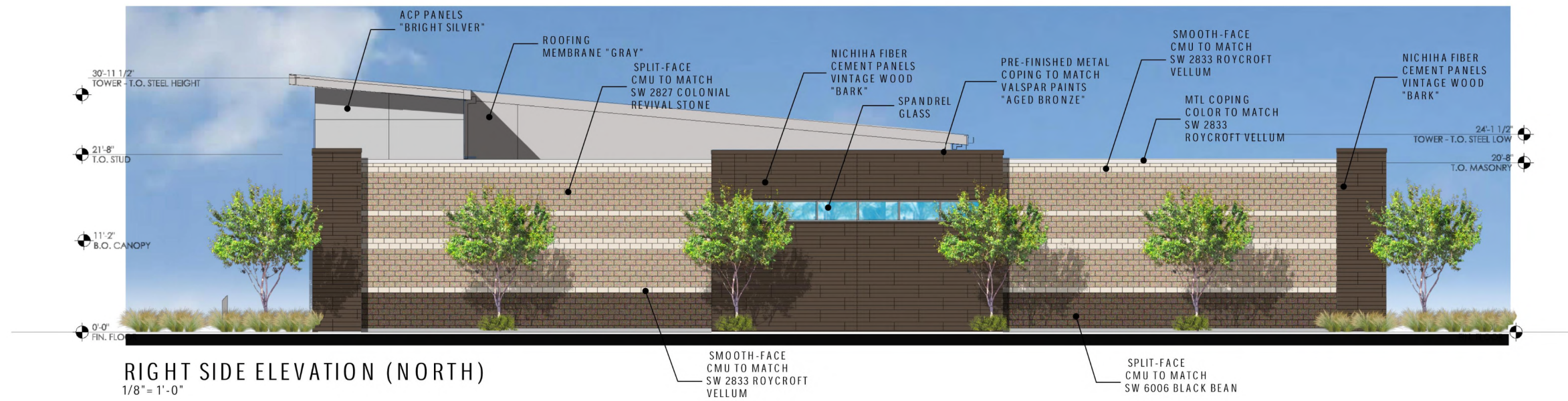
Sources: Architects Orange Mar 29, 2023.

Figure 19 - Proposed Floor Plans [Townhome Plans]

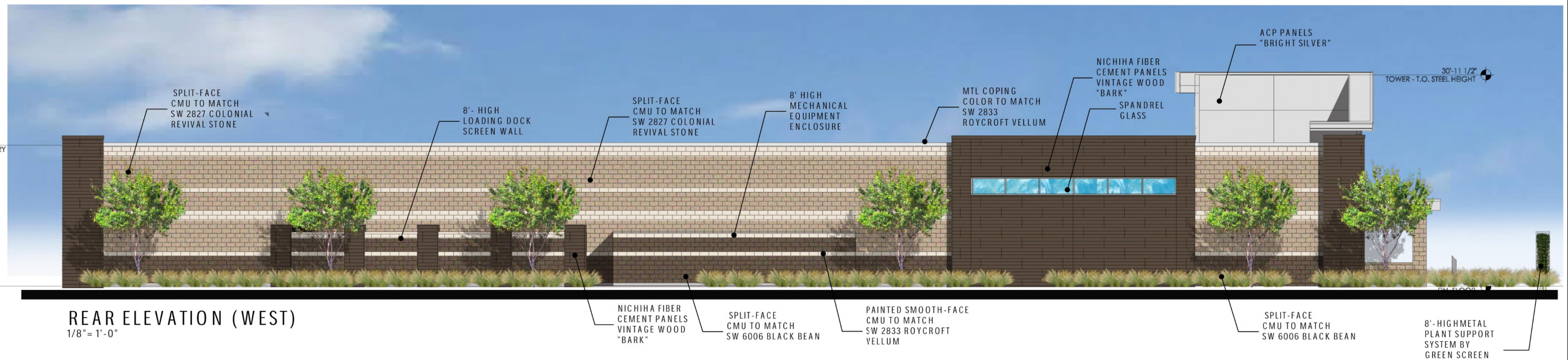
NTS

Arlington Mixed Use Project





RIGHT SIDE ELEVATION (NORTH)
1/8" = 1'-0"



REAR ELEVATION (WEST)
1/8" = 1'-0"

H:\2022\22-0172\GIS\PRO\building_elevations\building_elevations.aprx Map created 18 May 2023

Source: Conceptual Exterior Elevations, ALDI Inc. Mar 22, 2023.

Figure 20 - Proposed Elevations ALDI

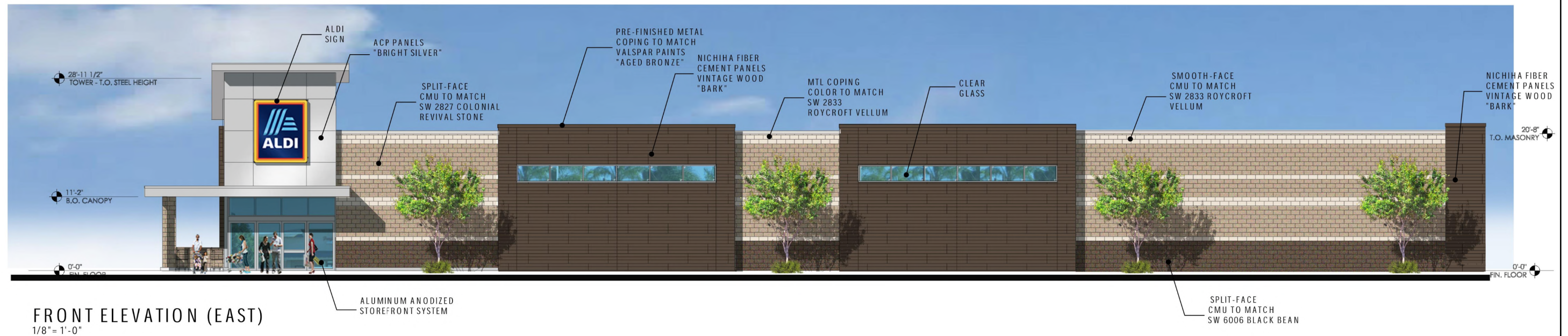
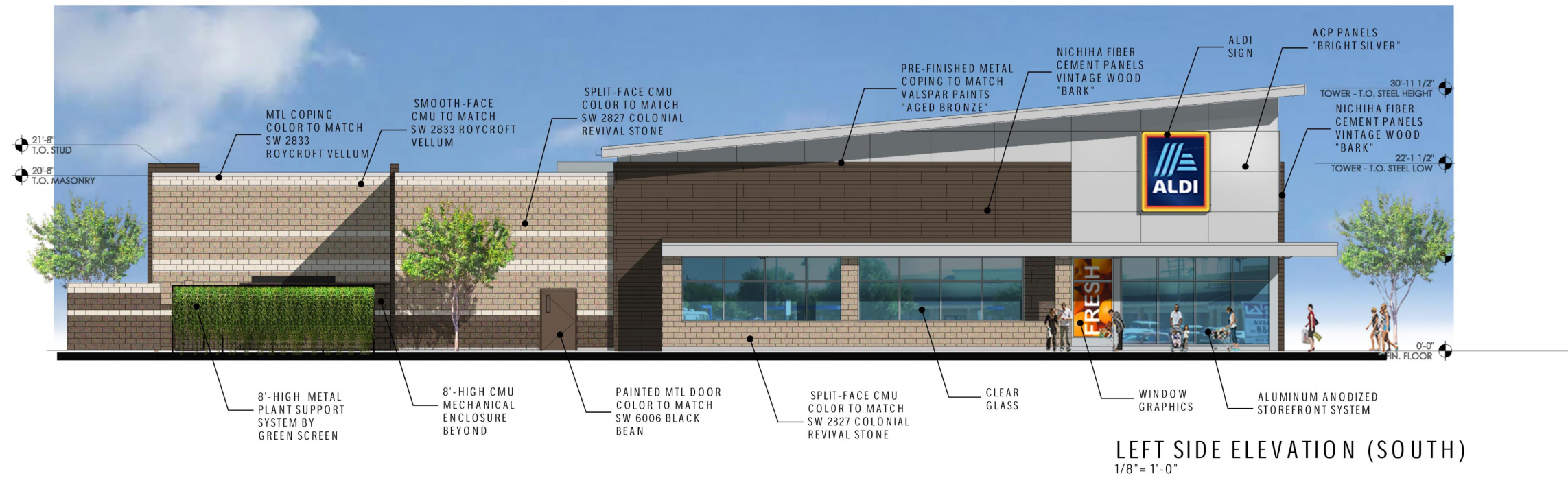
NTS

Right & Rear
Arlington Mixed Use





METAL PLANT SUPPORT SYSTEM PRECEDENT IMAGES



H:\2022\22-0172\GIS\PRO\building_elevations\building_elevations.aprx Map created 18 May 2023

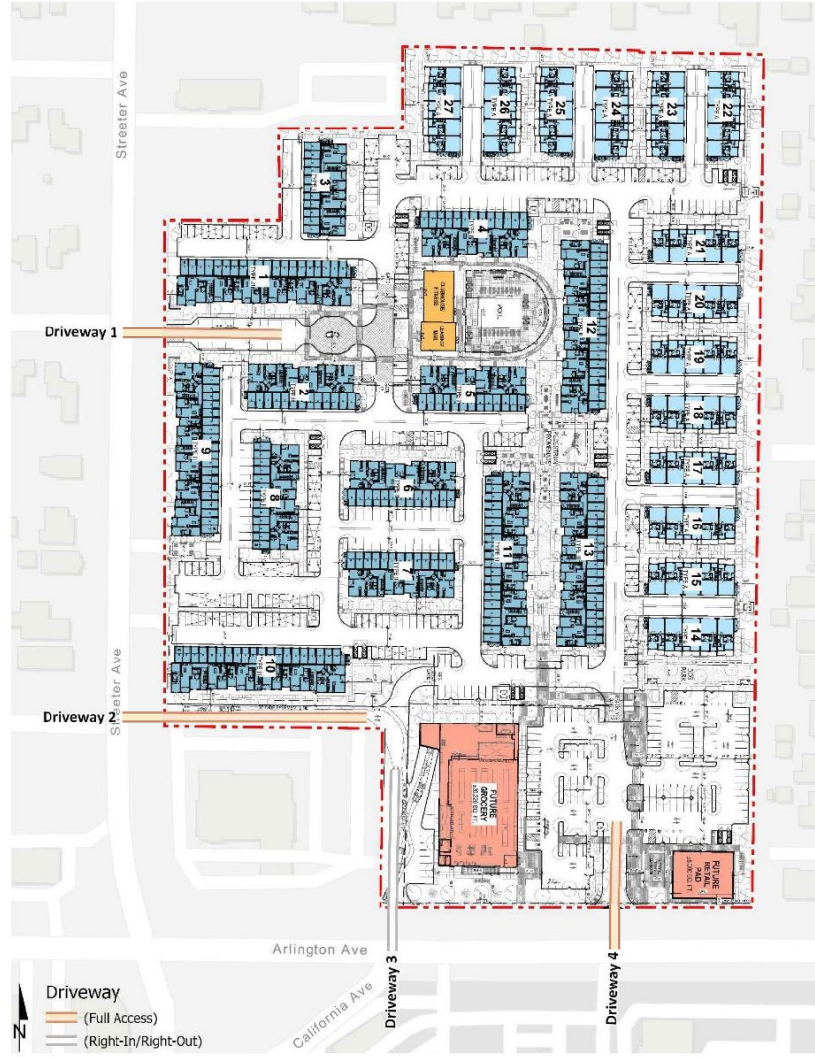
Source: Conceptual Exterior Elevations, ALDI Inc. Mar 22, 2023.

**Figure 21 - Proposed Elevations ALDI
Left & Front
Arlington Mixed Use**

NTS



\\chqfsvr01\W04\2022\22-0172\GIS\PRO\Prop_transp_improv\Prop_transp_improv.aprx Map created 07 Mar 2023



Driveway 1	Streeter Av. & Granada Av.	Driveway 2	Streeter Av. & El Molino Av.	Driveway 3	California Av. & Arlington Av.	Driveway 4	Driveway & Arlington Av.

- = Traffic Signal
- = Stop Sign Improvement
- = Existing Lane
- = Lane Improvement

Source: Arlington Mixed Use Traffic Analysis, Dec. 23, 2022.

Figure 22 - Proposed Transportation Improvements

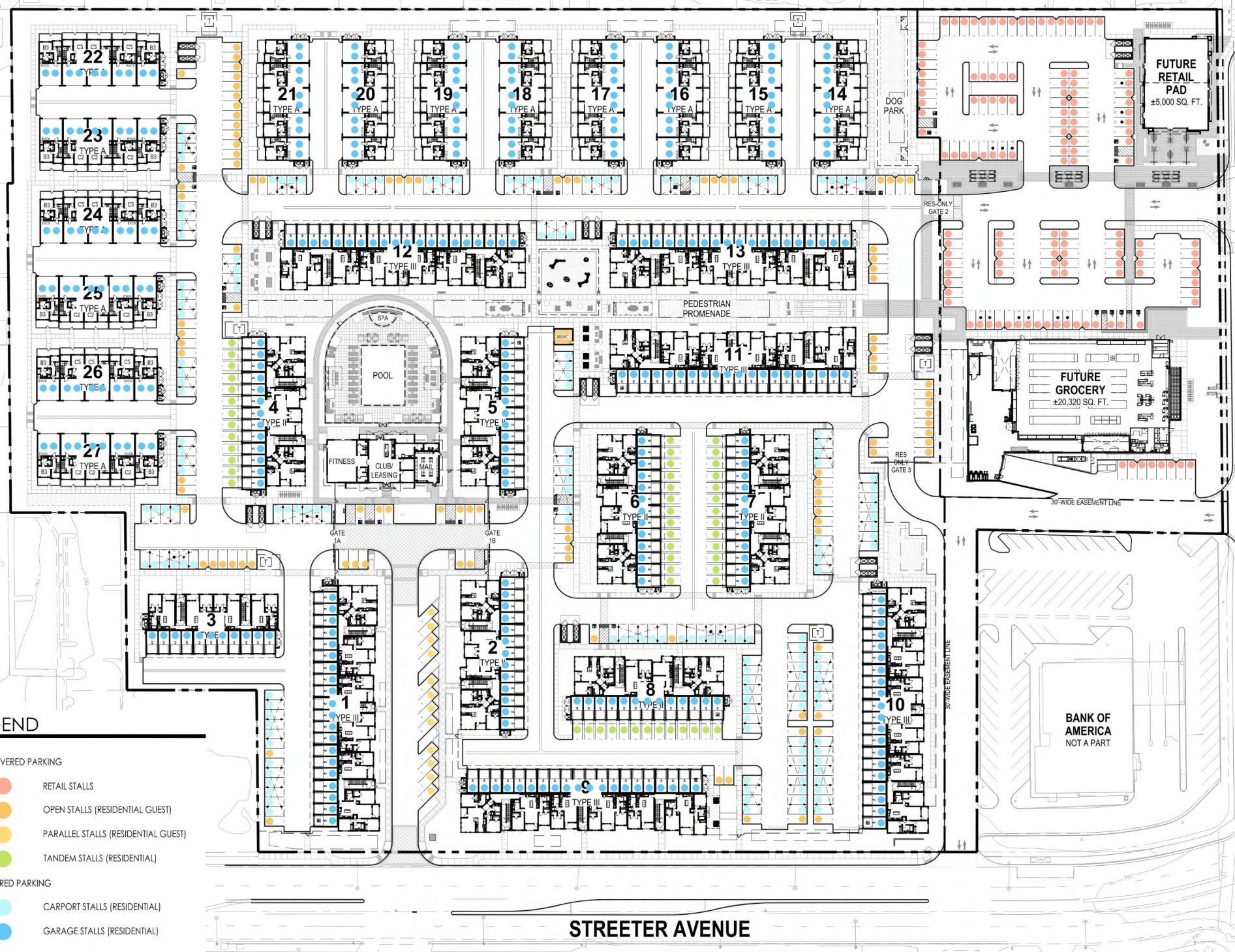
Arlington Mixed Use Project

NTS

H:\2022\22-0172\GIS\PRO\parking.aprx Map created 18 May 2023

LEGEND

- UNCOVERED PARKING
- RETAIL STALLS
- OPEN STALLS (RESIDENTIAL GUEST)
- PARALLEL STALLS (RESIDENTIAL GUEST)
- TANDEM STALLS (RESIDENTIAL)
- COVERED PARKING
- CARPORT STALLS (RESIDENTIAL)
- GARAGE STALLS (RESIDENTIAL)



STREETER AVENUE

ARLINGTON AVENUE



VEHICLE PARKING - REQUIRED (9'-0"X18'-0")					
RESIDENTIAL PARKING REQUIRED (9'-0"X18'-0")					
UNIT TYPE	NUMBER OF UNITS	REQUIRED RATIO	TOTAL STALLS REQUIRED		
STUDIOS	18	1.0	18		
1 BEDROOM	152	1.5	228		
2 BEDROOM	158	2.0	316		
3 BEDROOM	50	2.0	100		
TOTAL UNITS	388				
TOTAL RESIDENTIAL PARKING REQUIRED:			662		
COVERED RESIDENTIAL PARKING REQUIRED:		75%	512		
PARKING RATIO:			1.8		
RETAIL PARKING REQUIRED (9'-0"X18'-0")					
PARKING TYPE PER USE	TOTAL FLOOR AREA (SQ. FT.)	RATIO PER SQ. FT.	STALLS REQUIRED		
GROCERY	20,320	1 PER 250	82		
RETAIL PAD	5,000	1 PER 100	50		
TOTAL RETAIL PARKING REQUIRED:			132		
DESIGNATED USPS STALL REQUIRED (9'-0"X18'-0")			1		
ACCESSIBLE STALLS REQUIRED (MIN. 9'-0"X18'-0")					
PARKING TYPE PER USE	QTY.	RATIO	REQ.	OF REQUIRED	
ADA - RESIDENTIAL COVERED*	512	20%	11	9	2
ADA - RESIDENTIAL GUEST*	170	50%	9	7	2
ADA - RETAIL*	132	50%	7	6	1
TOTAL:			27	22	5
TOTAL ACCESSIBLE STALLS REQUIRED:				27	
EVCS STALLS REQUIRED (MIN. 9'-0"X18'-0")					
PARKING TYPE PER USE	QTY.	RATIO	REQ.	ACCESSIBLE REQUIRED**	
EVCS - RESIDENTIAL COVERED*	512	10.0%	52	3	
EVCS - RESIDENTIAL GUEST*	170	10.0%	17	1	
EVCS - RETAIL*	132	10.0%	14	1	
TOTAL EVCS STALLS REQUIRED:			83		
<small>*NOTE: INCLUDED IN PARKING COUNT</small>					
<small>**PROVIDE (1) VAN ACCESSIBLE STALL FOR EVERY 8 ACCESSIBLE STALLS PROVIDED</small>					
<small>***PROVIDE (1) ACCESSIBLE STALL FOR EVERY 25 EVCS STALLS PROVIDED</small>					
TOTAL STALLS REQUIRED				815	

VEHICLE PARKING - PROVIDED						
RESIDENTIAL						
PARKING TYPE	STD.	ADA		EVCS		TOTAL
		STD.	VAN	STD.	ADA	
GARAGE STALLS	307	6		36		349
CARPORT STALLS	150	3	2	17	1	173
OPEN STALLS	72	7	2	13	2	96
DIAGONAL STALLS	12					12
TANDEM STALLS	52					52
USPS STALL	1					1
SUBTOTAL	594	16	4	66	3	683
TOTAL RESIDENTIAL PARKING PROVIDED:						683
COVERED RESIDENTIAL PARKING PROVIDED:						522
						76.4%
RETAIL						
PARKING TYPE	STD.	ADA		EVCS		TOTAL
		STD.	VAN	STD.	ADA	
OPEN - GROCERY LOT	50	3	1	6	1	61
OPEN - RETAIL PAD LOT	61	3		6	1	71
SUBTOTAL	111	6	1	12	2	132
TOTAL RETAIL PARKING PROVIDED:						132
TOTAL PARKING PROVIDED:						815

BICYCLE PARKING			
SHORT-TERM BICYCLE PARKING			
RATIO	TOTAL VEHICLE PARKING STALLS	TOTAL BICYCLE STALLS REQUIRED	TOTAL BICYCLE STALLS PROVIDED
0.05	815	41	41
SHORT-TERM BICYCLE PARKING			
RATIO	TOTAL VEHICLE PARKING STALLS	TOTAL BICYCLE STALLS REQUIRED	TOTAL BICYCLE STALLS PROVIDED
0.05	815	41	41

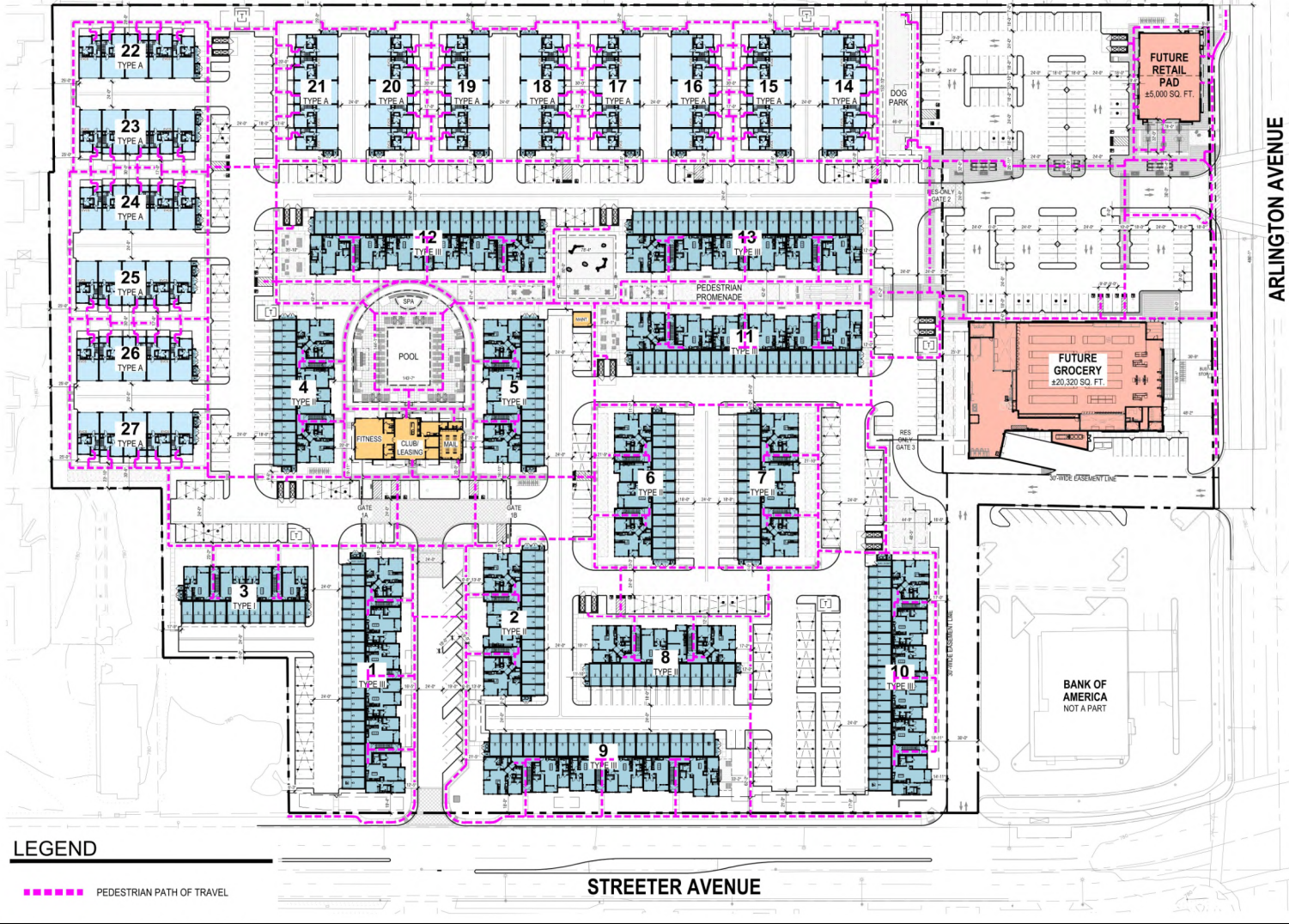
Source: Architects Orange Mar 29, 2023.

Figure 23 - Proposed Parking Plan
Arlington Mixed Use

NTS



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LEGEND

----- PEDESTRIAN PATH OF TRAVEL

STREETER AVENUE

ARLINGTON AVENUE

Source: Architects Orange Mar 29, 2023.

Figure 24 - Pedestrian Circulation

Arlington Mixed Use

NTS

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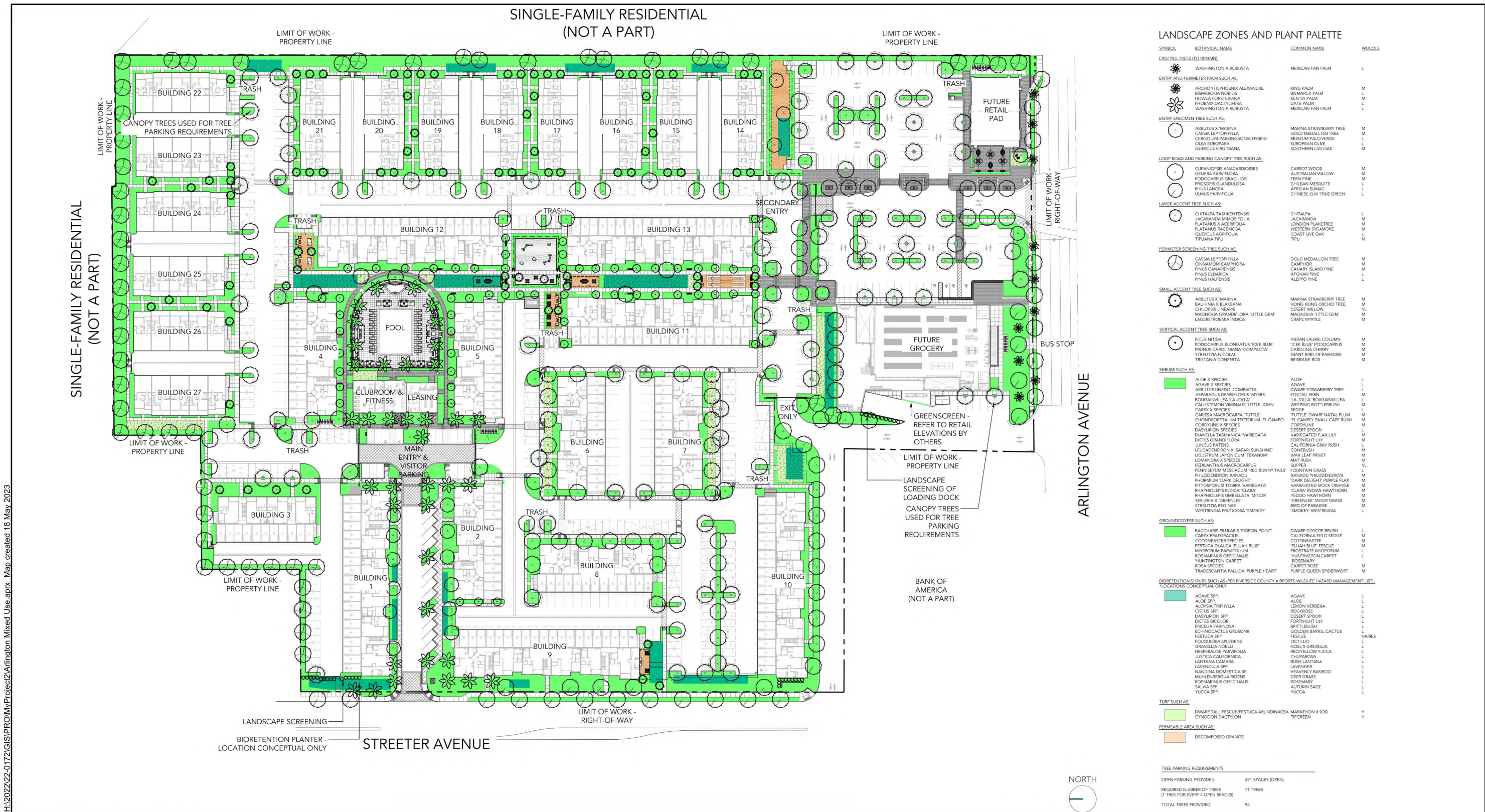


Source: Architects Orange Mar 29, 2023.

Figure 25 - Conceptual Landscape Plans

Arlington Mixed Use

NTS



Source: Architects Orange Mar 29, 2023.

Figure 26 - Landscape Planting Plan
Arlington Mixed Use

NTS

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TREES:



WASHINGTONIA ROBUSTA
MEXICAN FAN PALM



OLEA EUROPAEA
EUROPEAN OLIVE



PROSOPIS CHILENSIS
CHILEAN MESQUITE



CASSIA LEPTOPHYLLA
GOLD MEDALLION TREE



JACARANDA MIMOSIFOLIA
JACARANDA



PINUS CANARIENSIS
CANARY ISLAND PINE



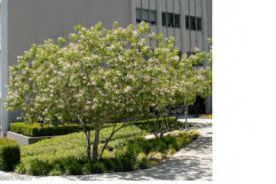
ARBUTUS X 'MARINA'
MARINA STRAWBERRY TREE MULTI



TRISTANIA CONFERTA
BRISBANE BOX



PODOCARPUS 'ICEE BLUE'
ICEE BLUE YELLOW-WOOD



CHITALPA TASHKENTENSIS
CHITALPA



CUPANIOPSIS ANACARDIODES
CARROTWOOD

SHRUBS AND BMP SHRUBS:



ALOE SPP
ALOE



AGAVE SPP
AGAVE



ARBUTUS UNEDO 'COMPACTA'
DWARF STRAWBERRY TREE



ASPARAGUS DENSIFLORUS 'MYERS'
FOXTAIL FERN



BOUGAINVILLEA 'LA JOLLA'
'LA JOLLA' BOUGAINVILLEA



CALLISTEMON VIMINALIS 'LITTLE JOHN' /
WEEPING BOTTLEBRUSH



CAREX SPP
SEDEGE



CARISSA MACROCARPA 'TUTTLE'
'TUTTLE' DWARF NATAL PLUM



CHONDROPETALUM TECTORUM 'EL CAMPO'
'EL CAMPO' SMALL CAPE RUSH



CORDYLINAE SPP.
CORDYLINAE



DASYLIRION SPP
DESERT SPOON



DIANELLA TASMANICA 'VARIEGATA'
VARIEGATED FLAX LILY



DIETES GRANDIFLORA
FORTNIGHT LILY



JUNCUS PATENS
CALIFORNIA GRAY RUSH



LEUCADENDRON X 'SAFARI SUNSHINE'
CONEBUSH

Source: Architects Orange Mar 29, 2023.

Figure 27 - Plant Palette [1 of 2]

Arlington Mixed Use

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SHRUBS (CONTINUED)



LIGUSTRUM JAPONICUM 'TEXTANUM'
WAX LEAF PRIVET



LOMANDRA SPP
MAT RUSH



PEDILANTHUS MACROCARPUS
SLIPPER



PENNISETUM MESSAIACUM 'RED BUNNY TAILS'
FOUNTAIN GRASS



PHILODENDRON XANADU
XANADU PHILODENDRON



PHORMIUM 'DARK DELIGHT'
'DARK DELIGHT' PURPLE FLAX



PITTIOSPORUM TOBIRA 'VARIEGATA'
VARIEGATED MOCK ORANGE



RHAMPHILEPIS INDICA 'CLARA'
'CLARA' INDIAN HAWTHORN



RHAMPHILEPIS UMBELLATA 'MINOR'
YEDDO HAWTHORN



SESLERIA X 'GREENLEE'
'GREENLEE' MOOR GRASS



STRELITZIA REGINAE
BIRD OF PARADISE



WESTRINGIA FRUTICOSA 'SMOKEY'
'SMOKEY' WESTRINGIA

GROUND COVERS:



BACCHARIS PILLULARIS 'PIGEON POINT'
DWARF COYOTE BUSH



CAREX PRAEGRACILIS
CALIFORNIA FIELD SEDGE



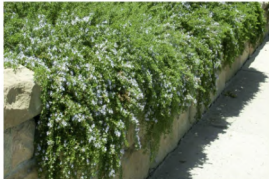
COTONEASTER SPP
COTONEASTER



FESTUCA GLAUCA 'ELIJAH BLUE'
'ELIJAH BLUE' FESCUE



MYOPORUM PARVIFOLIUM
PROSTRATE MYOPORUM



ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'
'HUNTINGTON CARPET' ROSEMARY



ROSA SPP
CARPET ROSE

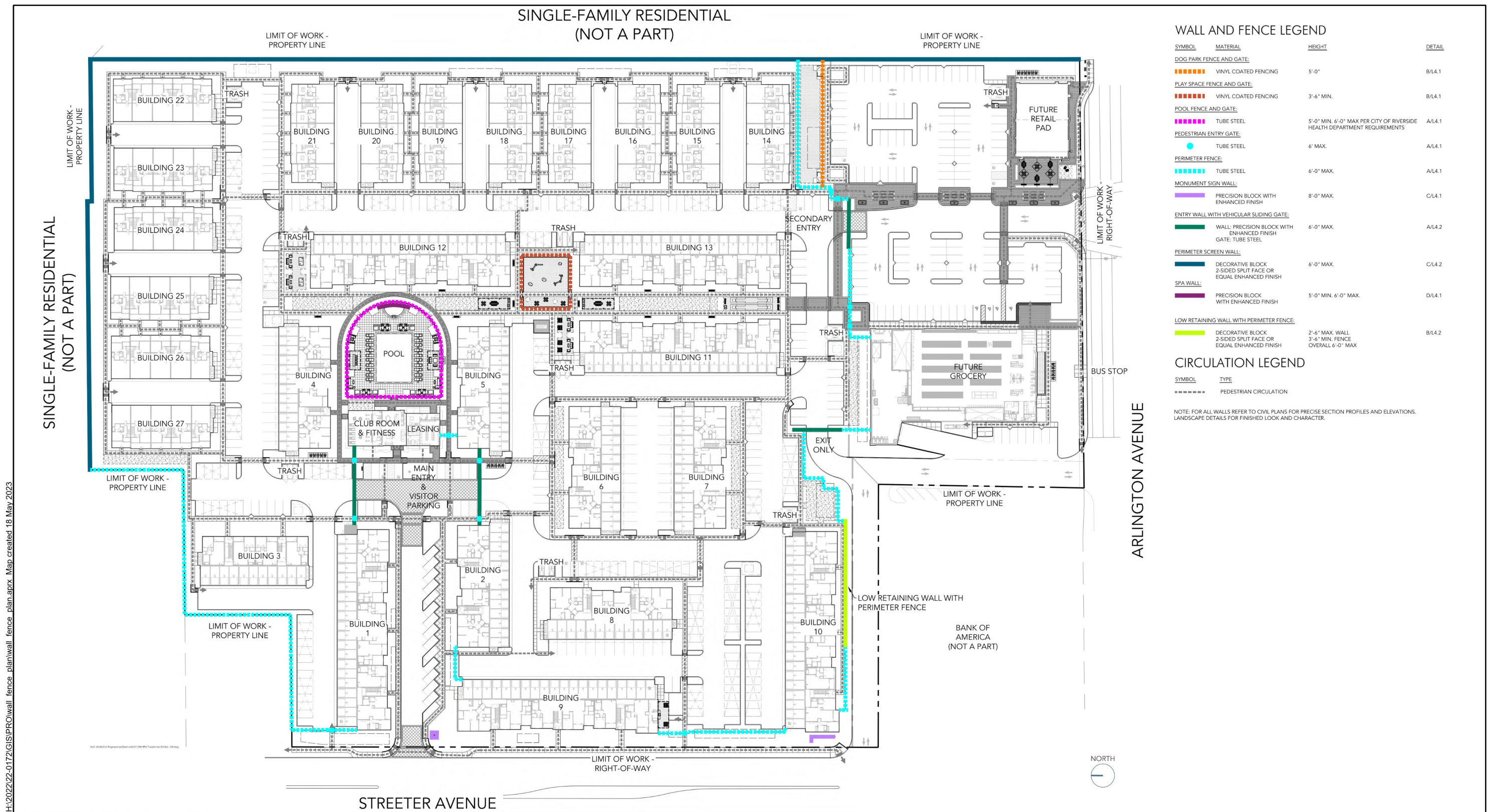


TRADESCANTIA

Source: Architects Orange Mar 29, 2023.

Figure 28 - Plant Palette [2 of 2]

Arlington Mixed Use



H:\2022\22-0172\GIS\PRO\wall_fence_plan.aprx Map created 18 May 2023

Source: Architects Orange Mar 29, 2023.

Figure 29 - Wall and Fence Plan
Arlington Mixed Use

NTS

H:\2022\22-0172\GIS\PRO\wall_fence_plan.aprx Map created 18 May 2023

<ul style="list-style-type: none"> 1 BLACK COATED GALVANIZED POST CAP AND POST 2 BLACK COATED TOP AND BOTTOM RAIL 3 2" SQ. BLACK VINYL COATED GALVANIZED WIRE FENCE FABRIC AND TIE WIRES 4 BLACK COATED AND GALVANIZED GATE LATCH PER CONTRACTOR 5 FINISH SURFACE 6 TWO (2) BLACK COATED AND GALVANIZED SPRING LOADED HINGES <p>NOTES:</p> <p>A. CHAIN LINK FENCE AND ALL FITTINGS SHALL BE BLACK 22 MIL. PRESSURE BONDED OR 7 MIL. THERMALLY FUSED VINYL COATED OVER 9 GAUGE ALUMINIZED STEEL CORE FABRIC. POSTS AND RAILS SHALL BE GALVANIZED STEEL, PVC VINYL BONDED, 10-14 MIL. (COLOR TO MATCH FABRIC) - DIAMETER AND GAUGE PER CONTRACTOR.</p> <p>B. CONTRACTOR TO SUBMIT FINAL SHOP DRAWINGS TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.</p> <p>C. CHAIN LINK FABRIC SHALL HAVE KNUCKLED FINISH ON TOP AND BOTTOM EDGES.</p> <p>D. REFER TO STRUCTURAL ENGINEER'S PLANS FOR FOOTING DESIGN AND ATTACHMENT TO STRUCTURAL SLAB</p>	<p style="text-align: center;">FENCE ELEVATION GATE ELEVATION</p>	<ul style="list-style-type: none"> 1 SELF-LATCHING GATE LATCH, GATE LATCH/HANDLE ASSEMBLY BY CONTRACTOR LOCATED ON EXTERIOR SIDE OF GATE - GATE MUST BE CAPABLE OF BEING LOCKED AND SECURELY CLOSED 2 PANIC HARDWARE 3 TUBULAR STEEL TOP AND BOTTOM RAILS 4 SQUARE TUBULAR STEEL POST 5 GATE HINGES - SELF-CLOSING, LOCATION AND TYPE PER CONTRACTOR 6 STAINLESS STEEL PANEL 7 TUBULAR STEEL PICKETS 8 10" HIGH METAL KICK PLATE (BOTH SIDES) 9 FINISH SURFACE <p style="text-align: center;">FRONT ELEVATION</p>
---	--	--

B DOG PARK & PLAY SPACE VINYL COATED FENCE & GATE	3/4" = 1'-0"	A TUBE STEEL FENCE AND GATE	1/2" = 1'-0"
--	--------------	------------------------------------	--------------

<ul style="list-style-type: none"> 1 DECORATIVE WALL CAP 2 STUCCO FINISH 3 SPA COPING 4 ADJACENT POOL FENCE - SEE CONCEPT DETAIL 	<p style="text-align: center;">WALL ELEVATION:</p>
--	--

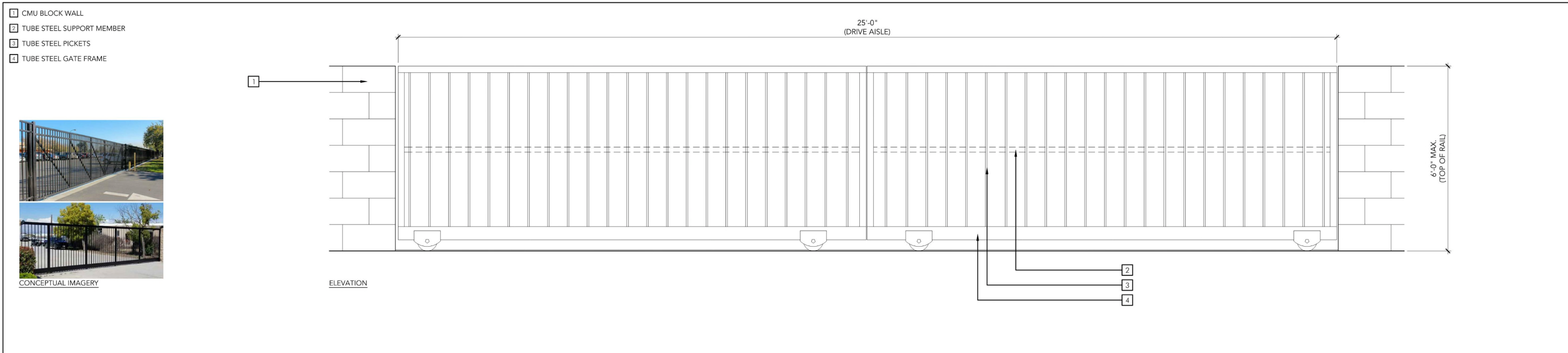
<ul style="list-style-type: none"> 1 PRECAST WALL CAP 2 ENHANCED MATERIAL TBD- FINISH AND COLOR TO MATCH ARCHITECTURE 3 SIGNAGE - FUTURE PLANS BY SIGNAGE CONSULTANT 	<p style="text-align: center;">ELEVATION</p>
---	--

D SPA FOUNTAIN WALL	3/4" = 1'-0"	C MONUMENT SIGN WALL	3/4" = 1'-0"
----------------------------	--------------	-----------------------------	--------------

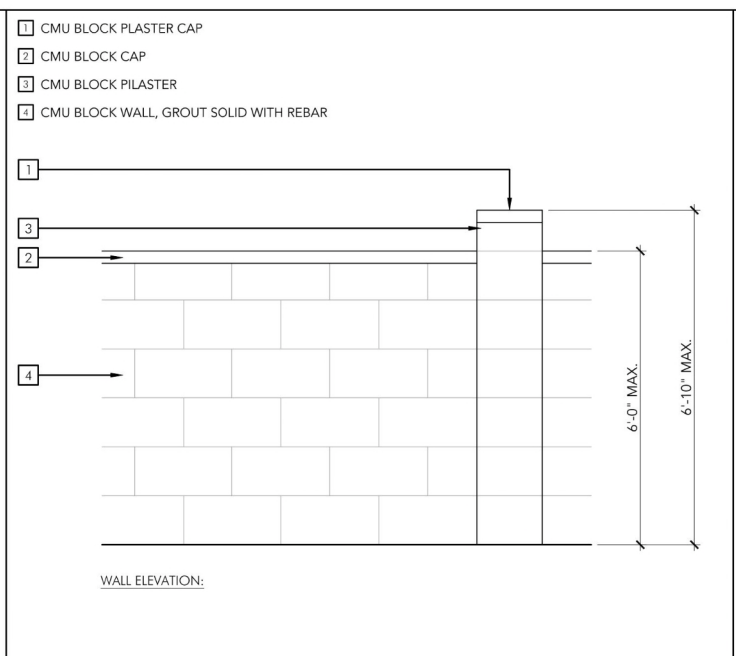
Source: Architects Orange Mar 29, 2023.

Figure 30 - Wall and Fence Details [1 of 2]
Arlington Mixed Use

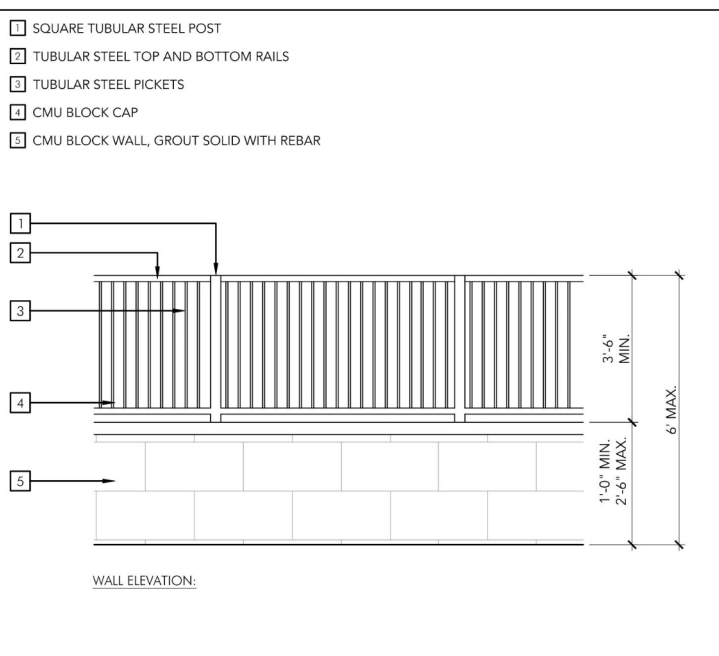
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A ENTRY WALL AND VEHICULAR GATE P-20-121-01-04 3/4" = 1'-0"



C BLOCK WALL P-20-121-01-90 1/2" = 1'-0"



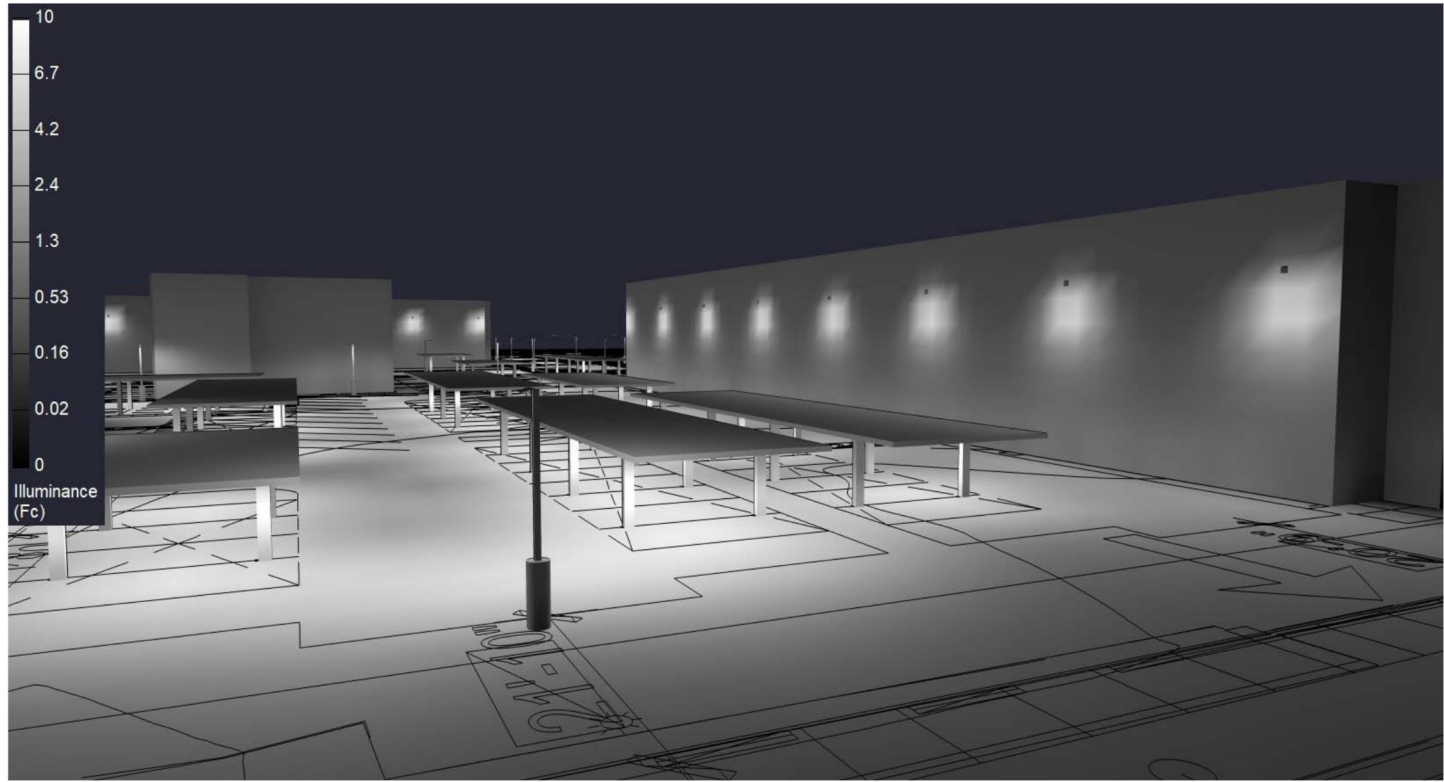
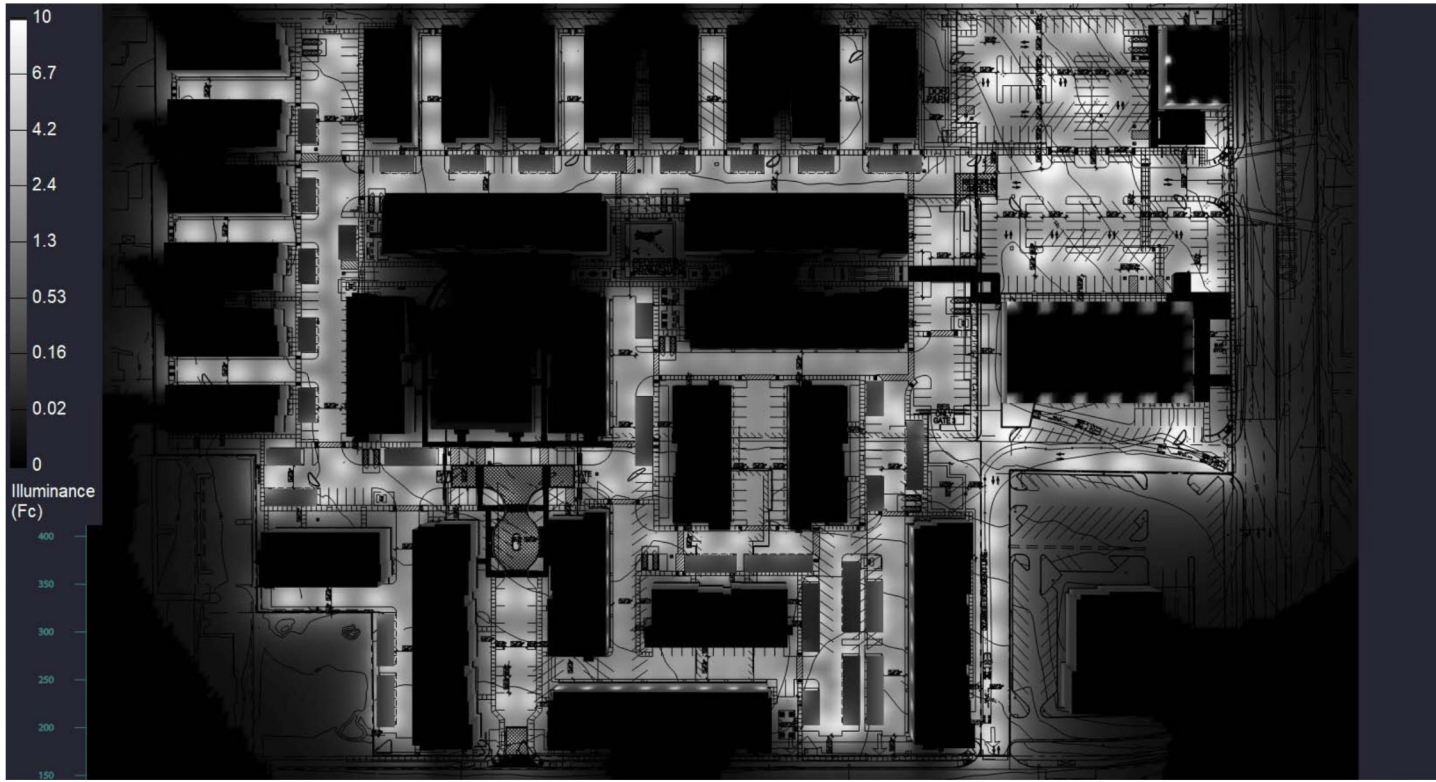
B BLOCK WALL & PERIMETER FENCE P-20-121-01-91 1/2" = 1'-0"

Source: Architects Orange Mar 29, 2023.

Figure 31 - Wall and Fence Details [2 of 2]
Arlington Mixed Use



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Top View : Grayscale Rendering

Canopy Isometric View : Grayscale Rendering

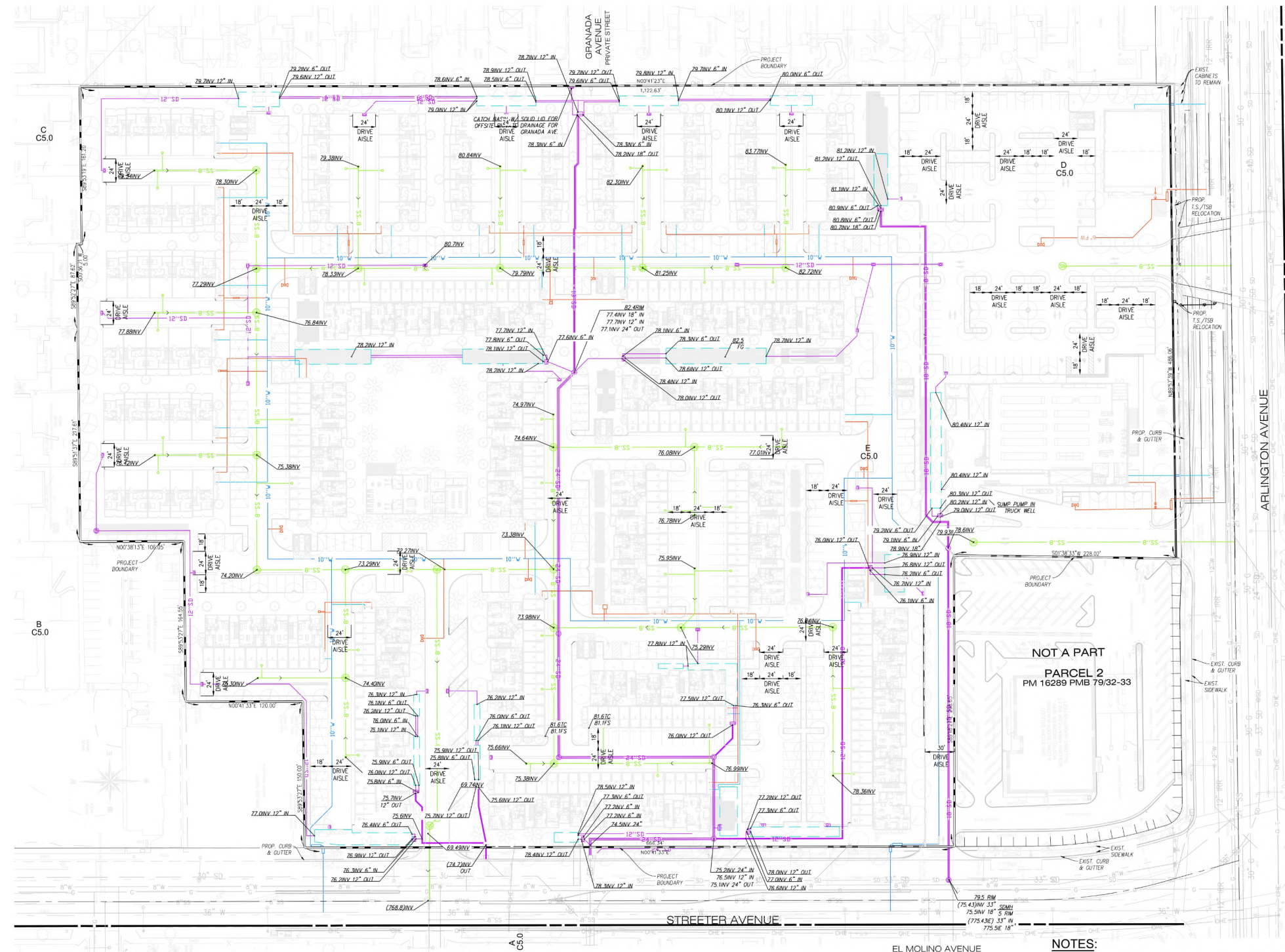
Source: RAB Riverside Development, Nov 8, 2022.

NTS

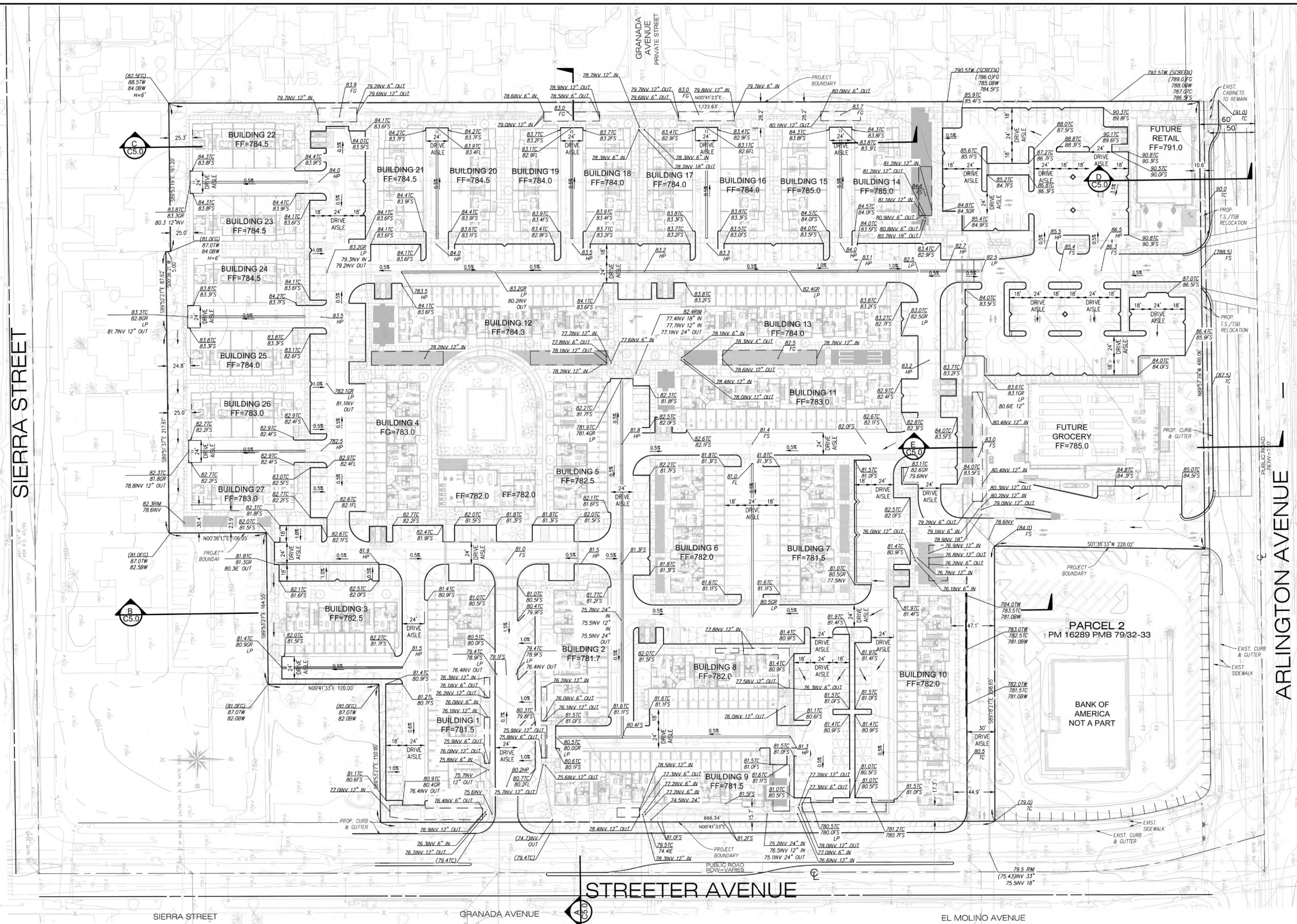
Figure 32 - Proposed Lighting Plan Arlington Mixed Use



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H:\2022\22-0172\GIS\PRO\grading_drainage.aprx Map created 18 May 2023



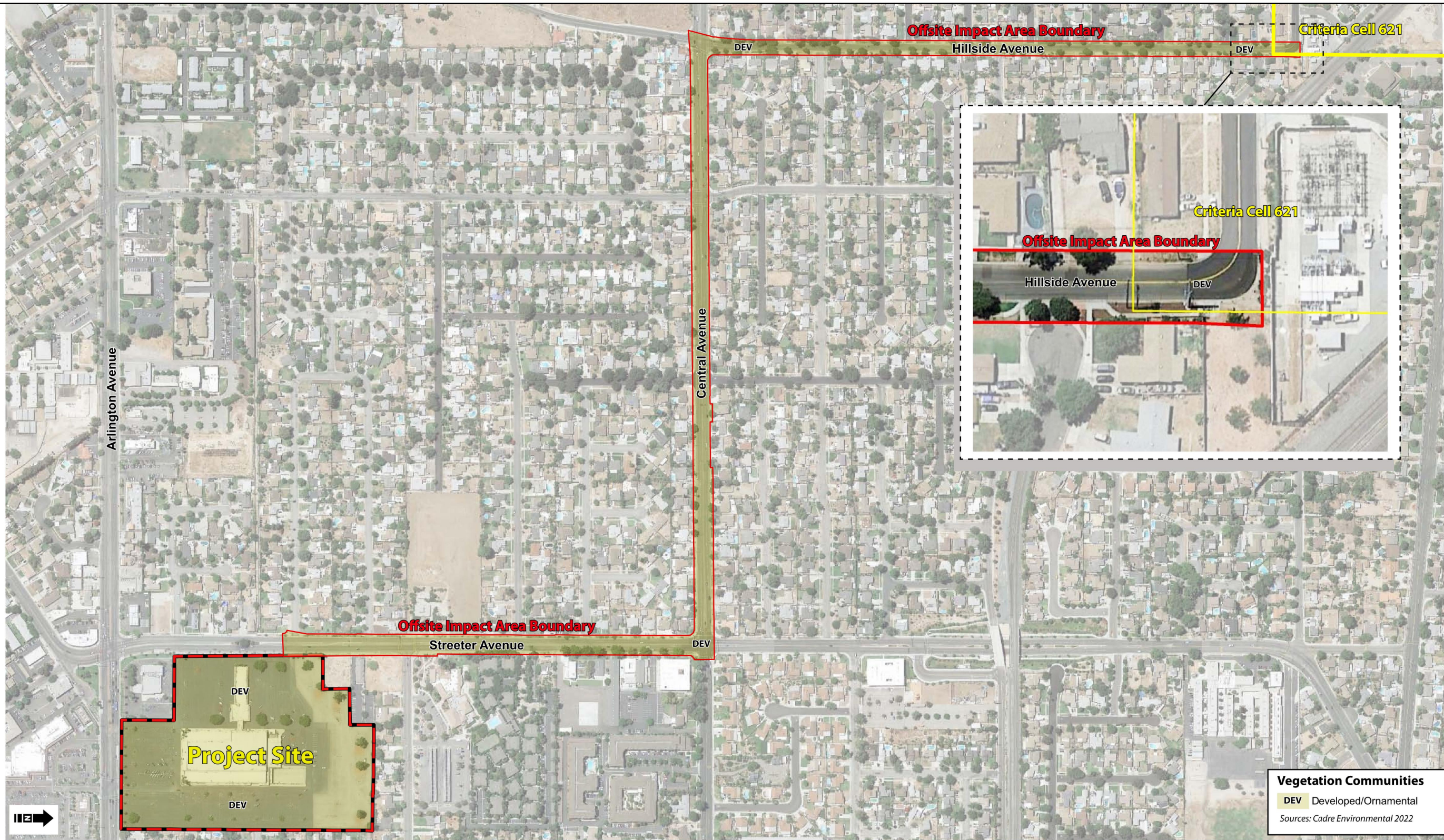
LEGEND:
 [Dashed Line] PROPOSED STORMWATER BMP

Source: Architects Orange Aug 5, 2022.

Figure 34 - Proposed Drainage and Grading Plan
 Arlington Mixed Use

NTS

H:\2022\02-0172\GIS\PRO\off-site_bio_resources\off-site_bio_resources.aprx Map created 23 May 2023



APN 226-180-015 and Right-of-Way

Project Site (Permanent Impact Area) Offsite (Temporary Impact Area)

Vegetation Communities
 DEV Developed/Ornamental
 Sources: Cadre Environmental 2022

Source: CADRE Environmental May, 2023.

Figure 35 - Off-Site Biological Resources
Arlington Mixed Use

NTS

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 checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input checked="" 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 Brian Norton, Principal Planner

For City of Riverside

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©(3)(D). In this case, a brief discussion should identify the following:
 - a. **Earlier Analysis Used.** Identify and state where they are available for review.
 - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS Except as provided in Public Resources Code Section 21099, 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>1a. Response: <i>(Source: GP; GP PEIR)</i></p> <p>Less Than Significant Impact. Scenic vistas are the view of an area that is visually or aesthetically pleasing. Development projects may potentially impact scenic vistas in two ways: 1) directly diminishing the scenic quality of the vista, or 2) by blocking the view corridors or “vistas” of scenic resources. The proposed Project site is not a scenic resource. Vista points can be found throughout the City both from urban areas toward the hills and from wilderness areas looking on to Riverside. Long-distance views of natural terrain and vegetation can be found throughout the La Sierra/Norco Hills, Sycamore Canyon Wilderness Park, and Box Springs Park (GP, p. OS-3). Like most of the development in the City, the proposed Project will be developed within the valley floor. As such, the Project site is not part of the City’s view corridors. Thus, the implementation of the Project would not have a substantial adverse effect on a scenic vista. Therefore, impacts would be less than significant and this topic will not be discussed further in the forthcoming EIR.</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>1b. Response: <i>(Source: ALUC-A; CRM; CMR-II; GP PEIR; MC; OHP; RCDG)</i></p> <p>Less Than Significant Impact. The Project site does not contain any rock outcroppings but does contain non-native tree species throughout the existing parking areas. The Project proposes to remove the existing non-native tree species, as shown on Figure 11 above to accommodate the proposed Project development. The existing non-native tree species located within the right-of-way will also be removed as part of the Project as requested by the City. However, the Project will be required to incorporate a landscape plant palette consistent with Riverside Citywide Design Guidelines for Water Efficient Landscape and Irrigation Design Guidelines, amended January 2019 (RCDG) as well as plants consistent with the Riverside County Airport Land Use Commissions Landscaping Near Airports: Special Considerations for Preventing or Reducing Wildlife Hazards to Aircraft (ALUC-A) as reflected in Figures 25 through 28, above.</p> <p>There are no state scenic highways within the City that could potentially be impacted by the proposed Project (GP PEIR, p.5.1-20). However, Arlington Avenue has been designated as a Scenic Boulevard and Scenic Parkway (GP PEIR, p. 5.1-4). As shown in Figure 9 above, the Project does not propose changing existing entry points along Arlington Avenue. Therefore, implementation of the Project would not increase existing impacts along Arlington Avenue. As mentioned above, the Project will remove existing non-native tree species located within right-of-way. However, these trees will be replaced with new trees and vegetation as approved by the City consistent with special landscape requirements for scenic boulevards. Nonetheless, Arlington Avenue is not designated as a state scenic highway, therefore, impacts to a state scenic highway are not anticipated.</p> <p>According to the State CEQA Guidelines, a cultural resources considered “historically significant” is considered a historical resource, if it is included in a local register of historical resources or is listed in or determined eligible for listing on the California Register of Historical Resources (CRHR) under any one of the criteria. Since the existing vacant Sears Department store was built in 1964, it has been deemed eligible for listing in the CRHR under Criterion 3 which indicates structures may be eligible if they embody the distinctive characteristics of a</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>type, period, region, or method of construction or represents the work of a master or possesses high artistic value (OHP). The City of Riverside has included this building in their <i>Modernism Context Statement</i> dated November 3, 2009 (CRM) and <i>Citywide Modernism Intensive Survey</i> dated September 13 (CRM-II) as a Mid-Century Modern structure that may be deemed eligible for listing in the Local and/or National register. Regardless, the Project is not located along a state scenic highway. Thus, impacts from Project implementation would not substantially damage scenic resources related to trees, rock outcroppings, or state scenic highways. Therefore, impacts would be less than significant impact so this topic will not be further analyzed in the forthcoming EIR.</p>				
<p>c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly-accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p>	☒	☐	☐	☐
<p>1c. Response: (Source: DOF; GP PEIR; Project Description; Zoning Code)</p> <p>Potentially Significant Impact. According to <i>CEQA Statue and Guidelines</i> §21071, an urbanized area is defined as a city that has a population of at least 100,000. In 2022, the City of Riverside’s population is approximately 317,847 residents so the City is considered an urbanized area. (DOF). As part of the Project, a change of zone (RZ) and a General Plan Amendment (GPA) is proposed to change designations from CG - Commercial General to MU-V Mixed-Use-Village. The Project will be required to comply with regulations regarding scenic quality but may result in impacts. Thus, the project is in an urbanized area and may conflict with applicable zoning and other regulations governing scenic quality. Therefore, the Project may result in a potentially significant impact so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
<p>d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	☐	☐	☒	☐
<p>1d. Response: (Source: GP PEIR; MC)</p> <p>Less than Significant Impact. The Project site is an existing vacant development, and as such, existing streetlights are located along Streeter Avenue and Arlington Avenue within the roadway right-of-way. The proposed Project would add additional exterior building lights and exterior lighting for safety and security purposes within parking lots, along pathways and on buildings. All light sources would be shielded so that the light is directed away from streets and adjoining properties. Further, all light fixtures would be required to be consistent with City’s Riverside Municipal Code (MC) Title 19 - Zoning Code for illumination. Although the Project would add new sources of potential light and glare (i.e. new lights and windows), the Project would not adversely affect day or nighttime views as the existing Project site and surrounding areas are fully developed and urbanized with existing lighting. Thus, the Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, impacts would be less than significant and this topic will not be further analyzed in the forthcoming EIR.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FOREST RESOURCES				
<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>2a. Response: (Source: CDC; GP)</p> <p>No Impact. As previously stated in Response 1(c), above. the Project is located within an urbanized area. The Project site was previously used for the Sears department store so the site is an existing vacant development with buildings, parking lots, and pavement. The area surrounding the Project site is also fully developed with a variety of land uses such as commercial, office, public facilities, single-family residential, medium-high density residential and high density residential. Additionally, as shown in the City’s 2025 General Plan, Figure OS-2 Agricultural Suitability map, the Project site is located in an area designated as Urban and Built-Up Land (GP, p. OS-11). According to the California Department of Conservation (CDC) California Important Farmland Finder Map, the Project site does not support Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Furthermore, since the surrounding areas do not support farmland, implementation of the proposed Project would not affect off-site farmland. Thus, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2b. Response: (Source: GP)</p> <p>No Impact. The site is currently zoned CG - Commercial General. The Project proposes to rezone the site to MU-V - Mixed Use-Village. As noted in Response 2a., the Project site is an existing vacant development and does not support farmland or agriculture uses. The Project site is not located in an area designated as a Williamson Act Preserve or Contracted Land (GP, p.OS-12). Thus, the Project would not create a conflict with existing agricultural zoning for agricultural use or a Williamson Act contract. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
<p>2c. Response: (Source: CDC; COR GP; GP)</p> <p>No Impact. Forest land is defined as land supporting at least 10 percent native tree cover of any species, including hardwoods, under natural conditions that allow for management of one or more forest resource, including timber (COR GP, p. LU-26). As shown on City of Riverside General Plan, Figure OS-2 - Agricultural Suitability, there are no areas within City limits that are designated for forestland or timberland and the City of Riverside has no forestland that can support 10 percent native tree cover nor any timberland. Thus, the Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
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"/>
<p>2d. Response: (Source: CDC; GP)</p> <p>No Impact. As previously mentioned in Response 2(c), above. There is no designated forestland on or adjacent to the Project site. Thus, the Project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
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"/>
<p>2e. Response: (Source: CDC; GP)</p> <p>No Impact. As previously mentioned in Responses 2(a) through 2(d), above. the lands affected by the Project are not located within an agricultural use area and do not support designated farmland or forestland. Thus, the Project would not result in changes in the existing environment that could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>3. AIR QUALITY</p>				
<p>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3a. Response: (Source: GP PEIR; SCAQMD-A; SCAQMD-B; SCAQMD-C)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Potentially Significant Impact. The City is located within the South Coast Air Basin. The South Coast Air Quality Management District (SCAQMD) has jurisdiction in the basin (GP PEIR, p. 5.3-3). In order to reduce emissions, the SCAQMD adopted the 2016 Air Quality Management Plan (AQMP), which establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state and federal air quality standards. The 2016 AQMP is a regional and multi-agency effort including the SCAQMD, California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA) (SCAQMD-A).</p> <p>The 2016 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including the <i>2016-2040 Regional Transportation Plan/Sustainable Communities Strategy</i> (2016-2040 RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG’s latest growth forecasts. SCAG’s latest growth forecasts were defined in consultation with local governments and with reference to local general plans. SCAG has recently adopted the <i>2020-2045 Regional Transportation Plan/Sustainable Communities Strategy</i> (2020-2045 RTP/SCS). A draft 2022 AQMP was released which utilizes the population and growth estimates compiled by SCAG in their latest 2020-2045 RTP/SCS (SCAQMND-B). Land use data is compiled from the City’s GP. If a project demonstrates compliance with local land use plans and/or population projections from the 2016 RTP/SCS, which would have been taken into account by SCAQMD, then the project is consistent with the 2016 AQMP. (SCAQMD-C).</p> <p>The proposed Project includes a change of zone and a GPA to allow for MU-V land use, which would allow for residential and commercial uses onsite. Due to the change of land use, the Project may increase emissions above SCAQMD thresholds. Thus, the Project may conflict with or obstruct implementation of the applicable air quality plan. Therefore, the Project may result in a potentially significant impact so an Air Quality Analysis will be prepared and this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
<p>b. 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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3b. Response: (Source: CARB-A; SCAQMD-C)</p> <p>Potentially Significant Impact. The portion of the Air Basin within which the proposed Project site is located is designated as a non-attainment area for particulate matter less than 10 microns in diameter (PM-10) under state standards, and for ozone and particulate matter less than 2.5 microns in diameter (PM-2.5) under both state and federal standards (CARB-A). The SCAQMD considers the thresholds for project-specific impacts and cumulative impacts to be the same (SCAQMD-C). Hence, projects that exceed project-specific significance thresholds are considered by SCAQMD to be cumulatively considerable.</p> <p>Air quality impacts can be described in short-term and long-term perspectives. Short-term impacts occur during site preparation and Project construction, whereas long-term impacts are associated with Project operation. The Project’s short-term and long-term emissions will be evaluated using the latest industry standard air quality modeling software and analyzed for compliance with SCAQMD regional significance thresholds.</p> <p>The proposed Project includes a change of zone and a GPA to allow for MU-V land use, which would allow for residential and commercial uses onsite. Due to the change of land use, the Project may 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. Therefore, the Project may result in a potentially</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>significant impact so an Air Quality Analysis will be prepared and this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
<p>c. Expose sensitive receptors to substantial pollutant concentrations?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3c. Response: (Source: CARB-B; SCAQMD-D)</p> <p>Potentially Significant Impact. Air Quality impacts to sensitive receptors can be analyzed via Localized Significance Thresholds (LST) analysis, which is recommended, but not required, by SCAQMD. LSTs are applicable to nitrogen oxides (NOX), carbon monoxide (CO), particulate matter less than 10 microns (PM-10), as well as particulate matter less than 2.5 microns (PM-2.5) and represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard on sensitive receptors (SCAQMD-D, pp. 1-1 – 1-2). Sensitive receptors include residential uses, school playgrounds, childcare facilities, athletic facilities, hospitals, retirement homes, and convalescent homes. (CARB-B, p. 2-1). Demolition and redevelopment of the Project site may have the potential to expose nearby sensitive receptors to substantial pollutant concentrations. Therefore, the Project may result in a potentially significant impact so an Air Quality Analysis will be prepared and this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
<p>d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3d. Response: (Source: CARB-B)</p> <p>Less Than Significant Impact. The California Air Resources Board developed an Air Quality and Land Use Handbook to outline common sources of odor complaints. The sources of odors include sewage treatment plants, landfills, recycling facilities, and petroleum refineries (CARB-B). Odor impacts during Project operation will be minimal because the land uses proposed on the Project site are not included on CARB’s list of facilities that are known to be prone to generate odors. Potential sources of operational odors generated by the Project would include disposal of miscellaneous refuse. Consistent with City requirements, all Project generated refuse is required to be stored in covered containers and removed at regular intervals in compliance with solid waste regulations, thereby precluding substantial generation of odors due to temporary holding of refuse on-site. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Thus, the Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>4. BIOLOGICAL RESOURCES Would the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4a. Response: (Source: CADRE; GP; RCA)</p> <p>Less Than Significant Impact with Mitigation Incorporated. The proposed Project will be located on a fully</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>developed site, amongst an urbanized area completely surrounded by existing development. The Project site is designated as Residential/Urban/Exotic which means that the Project site is not expected to support sensitive habitat (GP, p. OS-20). A <i>Biological Resources Technical Report</i> was prepared by Cadre Environmental (CADRE) dated April 2023 and is included as Appendix A to this Initial Study.</p> <p>A literature review and field survey were conducted on September 9, 2022 and February 2, 2023 covering both the Project site and offsite improvement alignment. This was conducted in order to characterize and identify potential sensitive plant and wildlife habitats, and to establish the accuracy of the data identified in the literature search and previous surveys. Geologic and soil maps were also examined to identify local soil types that may support sensitive taxa. Aerial photograph, topographic maps, and vegetation and rare plant maps prepared by previous studies in the region were used to determine community types and other physical features that may support sensitive plants/wildlife, uncommon taxa, or rare communities that occur within the Project Site and offsite impact area (CADRE, p.4).</p> <p>A 0.15 acre portion of the offsite area included for improvements is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell number 621, Subunit 1 – Santa Ana River South. Conservation within this Cell will contribute to assembly of Existing Core A. The MSHCP states, “Conservation within this Cell will focus on lands expanding existing conserved wetland habitat along the Santa Ana River. Conservation within this Cell will be approximately 5 percent of the Cell focusing in the northeastern portion of the Cell” (CADRE, p. 33). However, the 0.15 acre portion of this offsite impact area which extends into the southeastern region of MSHCP Criteria Cell 621 is characterized as a paved portion of the Hillside Avenue right-of-way. This area is completely surrounded by existing residential development and power grid facility. Further, this area is not located within the northeastern region of Criteria Cell 621 where conservation is identified. The 0.15 acre of developed land will be temporarily impacted as a result of infrastructure improvements proposed within the offsite impact area right-of-way extending into Criteria Cell 621, but the proposed impacts within this offsite area would not conflict with the reserve design goals, Existing Core A or the Santa Ana River.</p> <p>No other portion of the Project site is located within a MSHCP criteria cell, narrow endemic plant species area, criteria area, or sensitive plant species survey area. Furthermore, no state or federally listed threatened or endangered plant species were detected or are expected to occur onsite. Additionally, no other California Native Plant Society (CNPS), special-status plants, or species of local concern were observed onsite. There were no sensitive vegetation communities listed by the California Department of Fish and Game (CDFG) documented within or adjacent to the Project site (CADRE, p. 19).</p> <p>Further, the Project site does not occur within a predetermined MSHCP Survey Area for the burrowing owl, amphibians, or mammals and no state or federally listed threatened or endangered wildlife species were detected or are expected to occur onsite. Additionally, no other special status wildlife species, or species of local concern were observed or expected to occur onsite (CADRE, pp. 22-26).</p> <p>The proposed Project site is fully developed. Ornamental non-native tree species and some landscaping are present in the planters along building frontages and in the parking lot including Canary Island pine (<i>Pinus canariensis</i>), southern live oak (<i>Quercus virginiana</i>), Mexican fan palm (<i>Washingtonia robusta</i>), Chinese tallow (<i>Sapium sebifrum</i>), fern pine (<i>Podocarpus gracilior</i>), and southern magnolia (<i>Magnolia grandiflora</i>). No native vegetation is present within or adjacent to the Project Site (CADRE, p. 6). The site is surrounded by existing residential, office and commercial uses. No natural habitats are located on site. Hence, no habitat to support listed or protected species has been identified. The existing ornamental non-native tree species on site will be removed. If construction occurs outside of the nesting season (between September 1 and January 31), no pre-removal nesting</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>surveys would be required. If construction occurs during the nesting season (between February 1 and August 31) implementation of Mitigation Measure MM BIO-1 will ensure that no nesting birds, regardless of their listing status, will be impacted through compliance with CDFG Code Section 3503 and the Migratory Bird Treaty Act.</p>				
<p>MM BIO-1: Nesting Birds. Prior to issuance of grading, should tree and/or vegetation removals be required during the nesting/breeding season (between February 1st and August 31st,), a pre-removal nesting bird survey shall be required. If construction is proposed a qualified biologist shall conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project Site. The survey(s) shall focus on identifying any raptors and/or bird nests that are directly or indirectly affected by construction activities. If active nests are documented, species specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the City of Riverside for review and approval prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, shall be submitted to the City of Riverside documenting compliance with the CDFG Code. Any nest permanently vacated for the season shall not warrant protection pursuant to the CDFG Code.</p> <p>Because a small portion of the offsite footprint is located within Criteria Cell 621, the Project is required to undergo a Joint Project Review (JPR) by the Western Riverside County Regional Conservation Authority (RCA). As reflected in Figure 35 and stated above, the 0.15 acre portion of offsite improvements for electrical facilities would not conflict with the reserve design goals, existing Core A or the Santa Ana River. (CADRE, p. 37). As required, the Project was reviewed by the RCA. A determination indicating the Project is consistent with the MSCHP was made in June 2023 and is included in Appendix A of this Initial Study (RCA, p. 1).</p> <p>Thus, as the Project site is an existing developed but vacant site that does not contain suitable habitat or existing habitat for and with implementation of MM BIO-1, the Project would not result in substantial adverse effects, 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 Wildlife or U.S. Fish and Wildlife Service. Therefore, impacts would be less than significant with mitigation incorporated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4b. Response: (Source: CADRE; GP)</p> <p>No Impact. The Project site is an existing vacant developed site and located in an urbanized area and does not contain riparian habitat or other sensitive natural communities (CADRE, pp. 33-34, 42). Thus, the proposed Project would not have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(CDFW)or US Fish and Wildlife Service (USFWS). Therefore, no impacts are anticipated so this topic will not be further analyzed in the forthcoming EIR.				
c. Have a substantial adverse effect on state or federally-protected wetlands (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>4c. Response: (Source: CADRE)</p> <p>No Impact. The Project is an existing vacant developed site and is located within an urbanized area. There are no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) on-site or within proximity to the Project site. Further, the Project site does not contain any wetlands or jurisdictional resources regulated by the US Army Corps of Engineers (USACE), CDFW or Regional Water Quality Control Board (RWQCB). (CADRE, pp. 37-38, 42). Thus, the proposed Project would not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4d. Response: (Source: CADRE)</p> <p>No Impact. As discussed in Response 4(a) above, the Project site is an existing vacant developed site and is located within an urban built-up area. The Project site does not represent a regional wildlife movement corridor and provides no cover, food, and no natural unrestricted water courses that would facilitate regional wildlife movement onsite and is not located in a MSHCP designated core, extension of existing core, non-contiguous habitat block, constrained linkage or linkage area intended to protect lands for wildlife movement. The Project site is completely surrounded by high density residential/ mixed use retail development and high traffic roads. (CADRE, p. 26.) Thus, the proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4e. Response: (Source: CADRE; MC)</p> <p>Less Than Significant. The 2025 General Plan includes policies to ensure that future development would not conflict with any local policies or ordinances protecting biological resources. Objectives and policies that relate to biological resources include the following:</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Objective OS-5: Protect biotic communities and critical habitats for endangered species throughout the General Plan Area.</p> <ul style="list-style-type: none"> ▪ Policy OS-5.2: Continue to participate in the MSHCP Program and ensure all projects comply with applicable requirements. ▪ Policy OS-5.3: Continue to participate in the Stephens’ Kangaroo Rat (SKR) Habitat Conservation Plan including collection of mitigation fees. <p>The Project applicant shall be required to pay the SKR fees in accordance with County of Riverside Ordinance 663.10 (COR 663.10) and City of Riverside MSHCP Local Development Mitigation Fees (LDMF), established by MC Section 16.72.040 (CADRE, p. 43). Further, the Project site is an existing vacant development and does not contain any biological resources. Through payment of applicable fees, the Project will not conflict with any of the 2025 General Plan policies listed above. The City’s Municipal Code Section 13.25.020 establishes guidelines for removal, trimming and trenching around trees in City rights-of-way (MC). The project does not propose to remove or plant any trees within the City’s rights-of-way. (CADRE, p. 39). Thus, implementation of the proposed Project would not conflict with any local policies or ordinances protecting biological resources. Therefore, impacts would be less than significant impact so this topic will not be further analyzed in the forthcoming EIR.</p>				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4f. Response: (Source: CADRE)</p> <p>Less Than Significant with Mitigation Incorporated. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is a comprehensive multi-jurisdictional effort that includes western Riverside County and eighteen (18) cities including the City of Riverside. Rather than addressing sensitive species on an individual basis, the MSHCP focuses on conservation of 146 species, including those listed at the federal and state levels and those that could become listed in the future. The MSHCP proposed a reserve system of approximate 500,000 acres, of which 347,000 acres are currently within public ownership and 153,000 acres will need to be assembled from lands currently in private ownership. The MHSCP allows the County and other permittees (including the City of Riverside) to issue take permits for listed species so that applicants do not need to receive endangered species incidental take authorization from the USFWS and CDFW. On June 7th, 2003, the County of Riverside Board of Supervisors adopted the MSHCP, certified the Environmental Impact Report/Environmental Impact Statement, and authorized the Chairman to sign the Implementing Agreement with the respective wildlife agencies. The Incidental Take Permit was issued by the wildlife agencies on June 22nd, 2004. The City of Riverside is a Permittee under the MSHCP. Regions of the MHSCP have been organized into Area Plans that generally coincide with logical political boundaries, including city limits or long-standing unincorporated communities. The Project Site is located within the Cities of Riverside/Norco Area Plan. The Cities of Riverside/Norco Area Plan has a target conservation acreage of 3,465 to 3,615 acres. (CADRE, p. 33). The project site is located within the MSHCP and the Stephens Kangaroo Rat (SKR) Fee Area as outlined in the SKR Habitat Conservation Plan. Project compliance with the SKR HCP consists of paying the SKR fee. (CADRE, p.43).</p> <p>The MSHCP requires project consistency with Sections 6.1.1 (Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy), 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), 6.4 (Fuels Management), Appendix C (Standard Best Management Practices), and 7.5.3</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>(Construction Guidelines). As a Permittee to the MSHCP, the City is required to ensure that all projects are consistent with these Sections of the MSHCP.</p>				
<p><u>Consistency with MSHCP Section 6.1.1</u> The Project site is located within the MSHCP. A 0.15 acre of offsite improvements is located within a MSHCP designated Criteria Cell as identified under Section 6.1.1, <i>Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS)</i> as discussed in Threshold 4(a) above. As such, the Project has undergone Joint Project Review (JPR). (CADRE, pp. 32-33). A determination indicating the Project is consistent with the MSHCP was made by the RCA in June 2023. Further, the Project footprint does not fall within, nor is it adjacent to, Public Quasi-Public (PQP) or other MSHCP Conserved Lands (COR PQP). Thus, the proposed Project is consistent with Section 6.1.1 of the MSHCP.</p> <p><u>Consistency with MSHCP Section 6.1.2</u> Section 6.1.2, <i>Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools</i>, of the MSHCP requires that projects develop avoidance alternatives, if feasible, that would allow for full or partial avoidance of riparian/riverine areas. Section 6.1.2 of the MSHCP defines Riparian/Riverine areas as “lands which contain Habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to, or which depend upon soil moisture from a nearby fresh water source; or areas with freshwater flow during all or a portion of the year.” The Proposed Project site has already been developed and does not support riparian, riverine, fairy shrimp and vernal pool habitats and no species associated with these habitat types are present on the site. As such, no focused surveys are required nor a MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP) report. Thus, the proposed Project is consistent with Section 6.1.2 of the MSHCP. (CADRE, pp. 33-34, 42).</p> <p><u>Consistency with MSHCP Section 6.1.3</u> Section 6.1.3, <i>Protection of Narrow Endemic Plant Species</i>, of the MSHCP requires that within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The Project site does not occur within an MSHCP predetermined Survey Area for narrow endemic plant species and is therefore not required to survey for any narrow endemic plants. Thus, the Project is consistent with Section 6.1.3 of the MSHCP. (CADRE, p. 33, 42).</p> <p><u>Consistency with MSHCP Section 6.1.4</u> Section 6.1.4, <i>Guidelines Pertaining to the Urban/Wildlife Interface</i>, outlines the minimization of indirect effects associated with locating development in proximity to a MSHCP Conservation Area. The Project site is not located adjacent to an existing or proposed MSHCP Conservation Area. Thus, the Project is consistent with Section 6.1.4 of the MSHCP. (CADRE, p. 43).</p> <p><u>Consistency with MSHCP Section 6.3.2</u> Section 6.3.2, <i>Additional Survey Needs and Procedures</i>, requires additional surveys for certain species if a project is located within criteria areas shown on <i>Figure 6-2 (Criteria Area Species Survey Area)</i>, <i>Figure 6-3 (Amphibian Species Survey Areas with Critical Area)</i>, <i>Figure 6-4 (Burrowing Owl Survey Areas with Criteria Area)</i> and <i>Figure 6-5 (Mammal Species Survey Areas with Criteria Area)</i> of the MSHCP. The Project site does not occur within the Amphibian Species Survey Area, Mammal Species Survey Area, Narrow Endemic Plant Survey Area, Burrowing Owl Area, Criteria Area Species, or Invertebrate Survey Area. The Project Site is not located within an Amphibian Species Survey Area, Mammal Species Survey Area, Narrow Endemic Plant Survey Area, Burrowing Owl Area,</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Criteria Area Species, or Invertebrate Survey Area. Thus, no focused surveys are required so the Project is consistent with Section 6.3.2 of the MSHCP. (CADRE, p. 33).</p> <p>Consistency with MSHCP Section 6.4 Section 6.4, <i>Fuels Management</i>, of the MSHCP provides guidelines to address brush management activities around new development within, or adjacent to, MSHCP Conservation Areas. The Project Site is not located adjacent to an existing or proposed MSHCP Conservation Area so this section is not applicable to the proposed Project (CADRE, p. 35). Therefore, the Project is consistent with MSHCP Section 6.4.</p> <p>MSHCP Appendix C and Section 7.5.3 The MSHCP’s Appendix C, <i>Standard Best Management Practices</i> and Section 7.5.3, <i>Construction Guidelines</i>, lists standard best management practices and guidelines to be implemented during project construction that will minimize potential impacts to sensitive habitats in the vicinity of a project. The guidelines relate to water pollution and erosion control, equipment storage, fueling, and staging, dust control, exotic plant control and timing of construction. Implementation of mitigation measure MM BIO-1 will address potential construction impacts to nesting birds. Thus, with mitigation the proposed Project is consistent with Appendix C and Section 7.5.3 of the MSHCP.</p> <p>Hence, with implementation of mitigation measure MM BIO-1, the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts are less than significant with mitigation incorporated so this topic will not be further analyzed in the forthcoming EIR.</p>				
<p>5. CULTURAL RESOURCES Would the project:</p>				
<p>a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?</p>	☒	☐	☐	☐
<p>5a. Response: (<i>Source: CRM; CRM-II</i>)</p> <p>Potentially Significant Impact. Cultural resources include places, objects, and settlements that reflect group or individual religious, archaeological, architectural, or paleontological activities. Such resources provide information on scientific progress, environmental adaptations, group ideology, or other human advancements. By statute, CEQA is primarily concerned with two classes of cultural resources: “historical resources,” which are defined in Public Resources Code (PRC) Section 21084.1 and CEQA Guidelines Section 15064.5; and “unique archaeological resources,” which are defined in PRC Section 21083.2. This section addresses the proposed project’s potential impacts in relation to historical and archaeological resources. Project impacts to tribal cultural resources are evaluated in <i>Section 18, Tribal Cultural Resources</i>, of this Initial Study.</p> <p>The Project proposes to demolish the existing vacant buildings associated with the former Sears Department Store and Automotive Service Center and construct a mixed use development in its place. The City of Riverside has included the Sears building in the <i>Modernism Context Statement</i> dated November 3, 2009 (CRM) and <i>Citywide Modernism Intensive Survey</i> dated September 13 (CRM-II) as a Mid-Century Modern structure that may be deemed eligible for listing. Hence, these structures may be eligible for listing in the National Register for Historic Places, California Register for Historic Resources, and the City of Riverside Historical Landmarks so the proposed Project does involve the restoration, rehabilitation, alteration, or demolition of a historical resource as defined under Section 15064.5(a) of the <i>State CEQA Guidelines</i>. Thus, the proposed Project may cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5. Therefore, the Project may result in a potentially significant impact so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5b. Response: <i>(Source: Project Description)</i></p> <p>Potentially Significant Impact. As stated in Response 5(a), above the Project proposes to demolish the existing vacant buildings associated with the former Sears Department Store and Automotive Service Center and construct a mixed use development in its place. Demolition and construction of the site involves ground disturbing activities which could result in accidental discovery of archaeological resources below the surface. Thus, the Project may have the potential to cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5. Therefore, the Project may result in a potentially significant impact so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5c. Response: <i>(Source: Project Description)</i></p> <p>Less than Significant Impact with Mitigation Incorporated. No known cemeteries are located on the Project site or along the off-sites. Pursuant to California Health and Safety Code regulations Sections 57051 and 7054, and California Public Resources Code Section 5097.98, in the unlikely event that suspected human remains are uncovered during construction, all activities in the vicinity of the remains shall cease and the contractor shall notify the proper authorities and standard procedures for the respectful handling of human remains will be adhered to. The proposed Project would also be required to comply with regulatory requirements for treatment of Native American human remains contained in California Health and Safety Code Sections 7050.5 and 7052 as well as California Public Resource Code (PRC) Section 5097. These regulations prohibit the interference with any human remains or “cause severe irreparable damage to any Native American sanctified cemetery, place of worship, religious or ceremonial site or sacred shrine.” If human remains are found during construction, all work must halt and a qualified archaeologist must contact the city and shall ensure reasonable protection measures are taken to protect the discovery from disturbance. Implementation of mitigation measures MM CR-1 will further ensure impacts to human remain are less than significant.</p> <p>MM CR-1: Human Remains. If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98).</p> <p>Through compliance with existing regulations and implementation of mitigation measure CR-1, impacts with regard to disturbing human remains, including those interred outside of dedicated cemeteries will be less than significant. Therefore, this impact will not be analyzed in the EIR. Therefore, impacts are less than significant with mitigation incorporated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
6a. Response: <i>(Source: Project Description)</i> Potentially Significant Impact. As previously mentioned, the Project includes a zoning change and a general plan amendment to MU-V – Mixed Use-Village to permit construction of a mixed-use development. Implementation of the Project would incorporate a residential use which would result in an increase in population density. An increase in population may have the potential to increase energy consumed by the Project site. Thus, implementation of the proposed Project may have the potential to result in significant impacts. To determine the severity of Project-related impacts regarding wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation an Energy Analysis will need to be prepared. Therefore, the Project may result in a potentially significant impact so this topic will be further analyzed and addressed in the forthcoming EIR.				
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐
6b. Response: <i>(Source: Project Description)</i> Potentially Significant Impact. The Project’s compliance with state and local plans for renewable energy or energy efficiency cannot be determined without an analysis of the Project’s energy consumption, which is not yet available. Thus, pending this analysis, the Project may conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, the Project may result in a potentially significant impact so this topic will be further analyzed and addressed in the forthcoming EIR.				
7. GEOLOGY AND SOILS Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
7i. Response: <i>(Source: ALTA-A; ALTA-B; GP)</i> Less Than Significant Impact. Seismic activity is to be expected in Southern California. As shown in the City’s 2025 General Plan Public Safety Element, Figure PS-1 Regional Fault Zones, there are no Alquist-Priolo zones in the City. (GP, p. PS-5.) Furthermore, a <i>Geotechnical Investigation</i> was prepared by Alta California Geotechnical, Inc, in February 2020 (ALTA-A), as well as an <i>Updated Geotechnical Investigation</i> , in February 2023 (ALTA-B), both included as Appendix B to this Initial Study. California has eight provinces, which are divided into blocks and sub-blocks. The Project site is located within Structural Province I, Peninsular Range Block, Riverside sub-block (ALTA-A, p. 8). It was determined that several large active fault systems, occur in the region surrounding				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>the Project site such as; Whitter-Elsinore, San Jacinto, and the San Andreas (ALTA-A, p. 9). The Project site is located approximately 11.9 miles east of the Whitter-Elsinore Fault zone, 10.9 miles west of San Jacinto Fault zone, and 17.5 miles west of San Andres Fault zone. As such, the potential for fault rupture or seismic shaking is very low (ALTA-A, p.10). Additionally, the Project would be required to comply with all California Building Code (CBC) regulations. Thus, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of known earthquake fault. Therefore, impacts are less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>ii. Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7ii. Response: (Source: ALTA-A; GP)</p> <p>Less Than Significant Impact. As discussed above in Response 7(a)(i), the Project site is located on the northern portion of the Riverside sub-block. Due to the Project site being approximately 10 to 17 miles away from fault zones, as mentioned above, ground shaking hazards caused by earthquakes can occur that have the potential to cause moderate to intense ground shaking (ALTA-A, p,10). However, the proposed Project would be required to comply with CBC regulations. Thus, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Therefore, impacts are less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>iii. Seismic-related ground failure, including liquefaction?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7iii. Response: (Source: ALTA-A; ALTA-B; GP)</p> <p>Less Than Significant Impact. Liquefaction is a process whereby strong seismic ground shaking causes sediment layers that are saturated with groundwater to lose solidity and behave as a liquid. Factors influencing a site’s potential for liquefaction include area seismicity, on-site soil type and consistency, and groundwater level. Liquefaction effects can manifest in several ways including; loss of bearings, lateral spread, dynamic settlement, and flow failure (ALTA-A, p. 11). The project site is located in an area designated with a moderate to high potential for liquefaction (GP, p. PS-8).</p> <p>Liquefaction analysis of the soils underlying the site was performed utilizing data from the hollow-stem auger boring and laboratory test results. Groundwater was encountered during subsurface investigations at a depth of approximately 41 to 43 feet below the ground surface. (ALTA-A, p.11). Based on liquefaction calculations outlined in the Geotechnical Investigation, it was determined that the potential for loss of bearing, lateral spreading and flow failure was nil based on the depth of the ground water, the density of deposits onsite, and the horizontal deposition of underlying deposits. Settlement due to seismic shaking can occur as a result of both liquefaction of saturated sediments and rearrangement of dry sand particles. The analysis shows the amount of dynamic settlement due to liquefaction is low. (ALTA-A, pp. 10-11). Total seismic settlement at the ground surface is expected to be less than 1 inch, and the differential settlement would be less than 0.5 inches over a horizontal distance of 40 feet (ALTA-A, p.24).</p> <p>The Project would be required to comply with CBC regulations and with recommendations outlined in the Geotechnical Investigations (ALTA-A, pp. 15-35; ALTA-B, pp. 2-5). Thus, the Project is not anticipated to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. Therefore, through adherence with the CBC regulations and the recommendation from the Geotechnical Investigations impacts are less than significant so this topic will not be further analyzed and addressed further in the forthcoming EIR.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7iv. Response: (Source: GP PEIR)</p> <p>No Impact. The Project site is located in an urbanized area with generally flat topography and is not located in an area prone to landslides (GP PEIR, p. 5.6-3). Because the site is relatively flat and not close to significant slopes, the potential for earthquake-induced landslides to occur at the site is considered very low. Thus, the Project is not anticipated to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including landslides. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7b. Response: (Source: GP PEIR; MC)</p> <p>Less Than Significant Impact. As previously discussed in Response 7(a)(iv) above, the Project site is flat. However, erosion and loss of topsoil could occur as a result of Project construction. As such, the Project will be required to comply with the State and federal requirements regarding the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The Project is also required to comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Additionally, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) requires the implementation of measures designed to minimize soil erosion (MC). Further, a six foot high protection fence with windscreen material will be installed around the Project site during demolition. This will further help to contain dust and materials within the Project site. Thus, through compliance with state and federal requirements as well as with Titles 18 and 17 the Project would not result in substantial soil erosion or loss of topsoil. Therefore, impacts would be a less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7c. Response: (Source: ALTA-A; ALTA-B; GP; GPPEIR)</p> <p>Less Than Significant Impact. The Project site is located in an urbanized area and the general topography of the subject site is flat. The Project site is currently developed with existing vacant structures and parking lots. As stated in Response 7(a)(iv) above, the Project site is not located in an area prone to landslides (GP PEIR, p. 5.6-3).</p> <p>As stated in Response 7(a)(iii) above, due to the depth of the ground water, the density of deposits onsite and the horizontal deposition of the underlying deposits, liquefaction, hazard at the site is considered low. Total seismic settlement at the ground surface is expected to be less than 1 inch, and the differential settlement would be less than 0.5 inches over a horizontal distance of 40 feet (ALTA-A, pp. 8-12, 26).</p> <p>Lateral spreading is the lateral displacement of surficial blocks of sediment as a result of liquefaction in a subsurface layer. Lateral Spreading can occur on sites with gently sloping (1 percent or more) ground, as found on the Project site. Potential of liquefaction-induced lateral spreading at the Project site is considered nil based on the depth to groundwater and the density of the deposits found onsite. Therefore, lateral spreading is not anticipated (ALTA-A, p. 12).</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As discussed above, the Project site is located in an urbanized area that is not prone to landslides, lateral spreading, flow failure, and loss of bearings. The Project will be required to comply with CBC requirements and recommendations outlined in the Geotechnical Reports, which include general standards of care related to site preparation, unsuitable soil removal, over-excavation, backfill placement, compaction, and structural design (ALTA-A, pp. 15-35; ALTA-B, pp. 2-5). Thus, the Project is not 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. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7d. Response: (Source: ALTA-A; ALTA-B; MC) Less Than Significant Impact. A majority of the Project site is classified as low to medium in expansion potential (ALTA-A, p. 32). Since soils have some expansive potential, all design and construction shall comply with the recommendations outlined in the Geotechnical Reports (ALTA-A, pp. 15-35; ALTA-B, pp. 2-5). Thus, through compliance with the recommendations of the Geotechnical Investigation report, applicable provisions of the City’s Subdivision Code Title 18, and the CBC with regard to expansive soils, the Project would not create substantial direct or indirect risks to life or property. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7e. Response: (Source: ALTA-A) No Impact. As previously mentioned in Response 7(c), the Project site is an existing vacant development located within an urbanized area. The Project will connect to and be served by existing sewer infrastructure. The Project does not propose the use of a septic system. Thus, soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater is not applicable to the proposed Project. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7f. Response: (Source: DUDEK) Less Than Significant With Mitigation Incorporated. A <i>Paleontological Resource Inventory Memorandum</i>, was prepared by DUDEK dated March 2023 (DUDEK) and is included as Appendix B to this Initial Study. The Project proposes development of approximately 576,203 sf of residential and commercial-retail uses. Construction will include grading of the site and will be achieved using scrapers, motor graders, water trucks, dozers, and compaction equipment. The Project also includes the trenching of approximately 1.5 miles off-site to provide connection to existing RPU electric facilities. Trenching will occur within existing ROW and involve approximately 13 acres. Offsite improvements will impact approximately 0.5 miles in Streeter Avenue from Arlington Avenue to Central Avenue; approximately 0.5 miles in Central Avenue from Streeter Avenue to</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Hillside Avenue; and approximately 0.5 miles in Hillside Central Avenue to Mountain View Avenue. Trenching is expecting to reach up to eight feet in depth (DUDEK, p. 2).</p> <p>Although the record searches did not identify any paleontological resources within the Project site, including offsite footprint, because portions of the Project site and surrounding area is considered to have a high paleontological sensitivity, all Project construction-related ground-disturbing activities have the potential to destroy a unique paleontological resource or site unless mitigation is incorporated. (DUDEK, p. 6.) Implementation of mitigation measure MM GEO-1 below, will reduce potential Project-related impacts to unique paleontological resources and/or sites.</p> <p>MM GEO-1: Paleontological Resources Impact Mitigation Program and Paleontological Monitoring. Prior to issuance of grading permit, the Project proponent shall retain a qualified paleontologist per the Society of Vertebrate Paleontology (2010) guidelines. The qualified paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the Project that shall be consistent with the SVP (2010) guidelines and outline requirements for preconstruction meeting attendance and worker environmental awareness training, where paleontological monitoring is required within the Project site based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring and discoveries treatment, and paleontological methods (including sediment sampling for microinvertebrate and microvertebrate fossils), reporting, and collections management. A qualified paleontological monitor shall be on the Project site during initial rough grading and other significant ground-disturbing activities (including augering) in areas underlain by Pleistocene alluvial deposits and below a depth of five feet below the ground surface in areas underlain by Holocene alluvium to determine if they are old enough to preserve scientifically significant paleontological resources. No paleontological monitoring shall be necessary during ground disturbance within artificial fill. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor shall allow grading to recommence in the area of the find.</p> <p>Thus, with implementation of mitigation measure MM GEO-1, the Project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, impacts are less than significant with mitigation incorporated and this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>8. GREENHOUSE GAS EMISSIONS Would the project:</p>				
<p>a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	☒	☐	☐	☐
<p>8a. Response: <i>(Source: Project Description)</i></p> <p>Potentially Significant Impact. The Project includes a zoning change and a general plan amendment to MU-V – Mixed Use-Village to facilitate construction of a mixed use project. Implementation of the Project would incorporate residential use which would result in an increase in population density. This increased density may have the potential to increase greenhouse gas emissions above SCAQMD thresholds. As such, a Greenhouse Gas Analysis will be prepared. The Greenhouse Gas Analysis will address the GHG generated from the proposed</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>construction and operation activities using the CalEEMod software. Thus, the Project may have the potential to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, impacts may be potentially significant so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
<p>b. Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8b. Response: <i>(Source: Project Description)</i></p> <p>Potentially Significant Impact. As discussed in Response 8(a) above, the Project may have the potential to increase GHG emissions to levels that may impact the environment. The preparation of the Greenhouse Gas Analysis will determine the Project’s operational GHG emissions and whether those emissions exceed applicable GHG plans, policies, or regulations. Thus, the proposed Project may have the potential to conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, impacts may be potentially significant so topic will be further analyzed and addressed in the forthcoming EIR.</p>				
<p>9. HAZARDS & HAZARDOUS MATERIALS Would the project:</p>				
<p>a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9a. Response: <i>(Source: GP PEIR; HMBP; MC)</i></p> <p>Less Than Significant Impact. The routine transport, use, and disposal of hazardous materials can result in potential hazards to the public through accidental release. Such hazards are typically associated with certain types of land uses, such as chemical manufacturing facilities, industrial processes, waste disposal, and storage and distribution facilities.</p> <p><u>Demolition and Construction</u></p> <p>The Project entails demolition of the existing vacant site and construction of new residential and commercial uses on the site. Construction and demolition of the Project site would involve the transport of fuels, lubricants, and various other liquids for operation of construction equipment. These materials will be transported to the Project site by equipment service trucks. In addition, workers will commute to the Project via private vehicles and will operate construction vehicles and equipment on public streets. Hence, the potential exists for direct impacts to human health and the environment from accidental spills of small amounts of hazardous materials during Project construction through the transport, use, and disposal of construction-related hazardous materials such as fuels, lubricants, and solvents. However, Several federal and state agencies prescribe strict regulations for the safe transportation of hazardous materials. Hazardous material transport, storage and response to upsets or accidents are primarily subject to federal regulation by the United States DOT Office of Hazardous Materials Safety in accordance with Title 49 Part 171-180 of the CFR. Title 49 Part 171-180 regulates the safe transportation of hazardous materials and appropriate documentation for all hazardous waste that is transported is required. OSHA protects workers from being killed or seriously harmed at work, specifically 29 CFR §§1910 and 1926 address the handling of toxic materials. Cal OSHA, under 8 CCR §§337-340, specify requirements for employee training, availability of safety equipment, accident prevention programs, and hazardous substance exposure warnings. Management of Hazardous Waste, under CCR Title 22 Division 4.5, establishes permits for the storage and disposal of hazardous material that cannot be disposed of in landfills. The California Hazardous Waste Control Law, under</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Chapter 6.95 of the Health and Safety Code, describes strict regulations for the safe transportation and storage of hazardous materials. Compliance with all applicable laws and regulations will reduce potential impacts associated with routine transport, use, or disposal of hazardous materials.</p> <p>The transportation of hazardous materials can result in accidental spills, leaks, toxic releases, fire, or explosion. Further, it is possible that licensed vendors may bring some hazardous materials to and from the Project site as a result of the proposed Project. However, appropriate documentation for all hazardous waste that is transported in connection with specific Project-site activities would be provided as required for compliance with existing hazardous materials regulations codified in Titles 8, 22, and 26 of the CCR, and their enabling legislation set forth in Chapter 6.95 of the CHSC. In addition, future users would be required to comply with all applicable Federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, including but not limited to the United States Department of Transportation (DOT) Office of Hazardous Materials Safety Title 49 of the CFR, and implemented by Title 13 of the CCR which prescribes strict regulations for the safe transportation of hazardous materials. Compliance with the applicable federal and state laws related to the transportation of hazardous materials, would reduce the likelihood and severity of accidents during transit</p> <p><u>Operation</u></p> <p>Residential uses have a limited use of potentially hazardous materials during their operations (typical materials include household cleaners and household waste). As such, generation of hazardous materials for residential units would be low. Non-residential uses allowable as identified by MC Title 19, <i>Table 19.150.020.A-Permitted Uses</i>, pose a minor potential for household hazardous products to be stored or transported to the site during operation. However, any hazardous materials utilized during operation would not be manufactured at the Project site. All uses would be required comply with the regulations, standards, and guidelines established by the Environmental Protection Agency (EPA), the State and City of Riverside related to storage, use, and disposal of hazardous materials. Additionally, both Federal and State governments require all businesses that handle more than a specified number of hazardous materials to submit a business plan to regulating agency. Specifically, any new business that meets the specified criteria must submit a full hazardous materials disclosure report that includes an inventory of the hazardous materials generated, used, stored, handled, or emitted; and emergency response plans and procedures to be used in the event of a significant or threatened significant release of a hazardous material. (GP PEIR, p. 5.7-30).</p> <p>Additionally, the City’s Municipal Code Chapter 9.48 – Unified Hazardous Materials Program, requires any business that utilizes, stores, and or handles a hazardous materials to submit a Hazardous Material Business Plan (HMBP) (MC). Should any implementing use utilize, store, and or handle a hazardous material as part of operations, they will be required to submit a HMBP.</p> <p>Thus, because the Project would be required to comply with all applicable federal and state laws related to the transportation, use, storage and response to upsets or accidents that may involve hazardous materials, it would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9b. Response: (Source: CRWQCB; GP PEIR; MC; WEIS)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Potentially Significant Impact. All tenants of the proposed buildings are not yet known at this time. As such, there is the potential that hazardous materials such as petroleum products, pesticides, fertilizer, and other household hazardous products may be stored and transported during construction and operation but, these hazardous materials would not be manufactured at the Project site and would only be stored short-term before transport. And transportation of such materials would be required to comply with Titles 8, 22, and 26 of the CCR, and their enabling legislation set forth in Chapter 6.95 of the CHSC in addition to all applicable Federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, including but not limited to the United States Department of Transportation (DOT) Office of Hazardous Materials Safety Title 49 of the CFR, and implemented by Title 13 of the CCR as stated above. Should there be a need for short-term storage of hazardous materials, these materials are required to be stored in designated areas designed to prevent accidental release to the environment. The California Fire Code (CFC) requirements prescribe safe accommodations for materials that present a moderate explosion hazard, high fire or physical hazard, or health hazards. Compliance with all applicable federal and state laws related to the storage of hazardous materials would maximize containment and provide for prompt and effective clean-up if an accidental release occurs.</p> <p>One of the two existing vacant commercial buildings found on the Project site is the former Automotive Service Center associated with the Sears Department Store. The Automotive Service Center previously contained ten underground storage tanks (UST) and distribution lines which were removed during 1985-1994 (WEIS, p. 10). A Phase I Environmental Site Assessment (ESA) dated December 18, 2014 as well as Phase II ESA dated April 7, 2015 was prepared by Terracon Consultants, Inc. (TERRACON) and is included as Appendix C to this Initial Study. An updated Phase I Environmental Site Assessment (ESA) was prepared by Weis Environmental in November 2021 (WEIS) and is also included as Appendix C to this Initial Study.</p> <p>During the removal of the ten UST's, a leak was found which required soil investigation and groundwater monitoring by California Regional Water Quality Control Board - Santa Ana Region (CRWQCB) (WEIS, p. 10). In 2003, CRWQCB granted regulatory closure for the UST's, via a "No Further Action" letter included as Appendix C to this Initial Study. The CRWQCB letter indicated corrective action should be reviewed in the future if land use changes are proposed; particularly, residential land uses (CRWQCB). The updated Phase I ESA found that the former presence of the UST at the Project site and the release of petroleum hydrocarbons was considered to be a historical recognized environmental condition. (WEIS, p. 29).</p> <p>Thus, because the Project is proposing to change existing land-use designation to allow for residential use, assessment from the CRWQCB will be required. Thus, the Project may potentially create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the Project may result in potentially significant impacts so this topic will be further analyzed and addressed in the forthcoming EIR.</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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9c. Response: (Source: GE)</p> <p>Less Than Significant Impact. The schools nearest the site are: Jefferson Elementary located approximately 0.35 miles southwest of the Project site, Our Lady of Perpetual Help Catholic School located 0.39 miles north of the Project site, and Sierra Middle School located 0.51 miles northeast (GE). As such, there are no existing or proposed schools within one-quarter mile of the Project site. Thus, given the distance to the nearest school and compliance with existing federal and state regulations, the Project site would not emit hazardous emissions or</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9d. Response: (Source: DTSC)</p> <p>Less Than Significant Impact. While the Project site will require additional oversight as identified in Response 9(b) above, the Project site is not included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.25 (DTSC). The nearest site listed as a voluntary cleanup is a dry cleaning business located at 5190 Arlington Avenue; less than one quarter mile south of site. Thus, the Project would not result in a significant hazard to the public or the environment. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</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 or excessive noise for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9e. Response: (Source: ALUC-B; GE)</p> <p>Potentially Significant Impact. The Project site is located in the Riverside Municipal Airport Comprehensive Land Use Plan (RMCLUP) and is approximately one mile from the airport runway (GE). A majority of the Project site is located within the Riverside Municipal Airport Influence Area Zone B1 with smaller portions located with Zones C and D as shown in Figure 12, above The proposed Project will be required to be reviewed by the Airport Land Use Commission for its consistency with the RMCLUP. Thus, because the Project is located within an airport land use plan and will increase site intensity it may potentially result in a safety hazard or excessive noise for people residing or working in the project area. Therefore, the impacts may be potentially significant so this topic will be analyzed and addressed in the forthcoming EIR.</p>				
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9f. Response: (Source: GP; HMBP; MC)</p> <p>Less Than Significant Impact. The proposed Project site is located along Arlington Avenue which has been identified as one of the City’s potential evacuation routes (GP, p. PS 40). The proposed Project will be required to comply with the City’s Local Hazard Mitigation Plan adopted July 30, 2018 (LHMP). This plan provides the planned response to extraordinary emergency situations associated with natural disasters, national security emergencies, and technological incidents affecting the City. Construction activities will be generally confined within the Project site. Any construction activities that may temporarily restrict vehicular traffic will be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures in accordance with the City’s LHMP.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>All local roadways would remain open during Project construction and operation. Hence, the Project would not result in closures of local roadways that may have an effect on emergency response or evacuation plans in the vicinity of the Project site. Further, construction activities occurring within the Project site would comply with all conditions, including grading permit conditions regarding fire access, and would not restrict access for emergency vehicles responding to incidents on the site or in the surrounding area.</p> <p>During operation, the Project site will be accessible via four driveways: two along Streeter Avenue and two along Arlington Avenue. The driveways will be designed and constructed pursuant to applicable local, state, and/or federal requirements related to emergency access and evacuation plans. Additionally, the design of Project access and internal circulation routes, as well as the size and location of fire suppression facilities (e.g., hydrants and sprinklers), would be subject to City standards and conditions of approval. The City Fire Department would also review the proposed development plans prior to Project approval to ensure that adequate emergency access and on-site circulation are provided. Thus, implementation of the proposed Project would not impair or physically interfere with an emergency response plan or evacuation plan. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9g. Response: (Source: CALFIRE; GP)</p> <p>Less Than Significant Impact. As further discussed in <i>Section 20, Wildfire</i>, the Project site is not identified as being in a very high fire hazard severity zone according to the Fire Hazard Severity Zones in the State Responsibility Area Map produced by the California Department of Forestry and Fire Protection (CALFIRE). Additionally, the Project site is not located within the City’s moderate, high, or very high hazard rating area (GP, p. PS-30). As such, the Project site will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>10. HYDROLOGY AND WATER QUALITY</p> <p>Would the project:</p>				
<p>a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10a. Response: (Source: PSOMAS-A; PSOMAS-B)</p> <p>Less Than Significant Impact. The Project site is located within the Middle Santa Ana River Basin and Riverside-D Groundwater Management Zone. Depth to groundwater is approximately 25 to 30 feet below surface. (WEIS, pp. 6-7). A Preliminary Drainage Statement dated April 27, 2023 was prepared for the project by PSOMAS (PSOMAS-A) and is included as Appendix D to this Initial Study. A Preliminary Water Quality Management Plan (PWQMP) dated April 14, 2023 was also prepared for the project by PSOMAS (PSOMAS-B); also included as Appendix D to this Initial Study.</p> <p>Construction</p> <p>Potential threats to surface and ground water quality associated with the off-site areas, short-term grading and construction activities include discharges of construction-related sediment and hazardous materials (e.g., fuels).</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>To ensure that on-site and off-site construction activities do not impair water quality of downstream receiving waters, and because the total land disturbance area is greater than 1 acre, the applicant will obtain coverage under the statewide National Pollutant Discharge Elimination System (NPDES) permit for construction activities (i.e., Construction General Permit) which requires preparation of an effective Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Practitioner (QSP) and implemented onsite by a certified Qualified SWPPP Developer (QSD), with annual reporting and monitoring requirements and enforcement by the RWQCB. The SWPPP would address both on-site and off-site areas of land disturbance by listing Best Management Practices (BMPs) for erosion and sediment control to minimize to the extent practicable the release of construction-related stormwater and non-stormwater discharges into off-site areas and storm drains. Said BMPs are expected to include silt fencing, gravel bags, stockpile covers, stabilized entrance/exit, secondary containment around hazardous materials, temporary sediment basins, and housekeeping measures to keep construction materials from leaving the boundaries of the project due to rain or wind. Additionally, the SWPPP would contain a visual monitoring program, a chemical monitoring program for “non-visible” pollutants to be implemented if there is a failure of BMPs, and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment (CWA Section 303(d) requires states to identify “impaired” water bodies as those which do not meet water quality standards and states are required to compile this information in a list and submit the list to the US Environmental Protection Agency (EPA) for review and approval). Therefore, through compliance with the NPDES permit and implementation of standard required BMPs, project impacts to surface and ground water quality would be less than significant.</p>				
<p>Operations</p> <p>Potential pollutants discharged to storm drains and downstream water bodies resulting from long-term occupancy and operations of the proposed project include litter, trash, and debris; oil, grease, metals, vehicle hydrocarbons; and sediments, nutrients, pesticides, and fertilizers from landscaped areas. The Project site is tributary to Santa Ana River Reach 3. This receiving water’s list of impairments includes copper, indicator bacteria, and lead. Designated beneficial uses include agricultural supply, groundwater recharge, water contact recreation, noncontact water recreation, warm freshwater habitat, wildlife habitat, and for preservation of rare and endangered species (located approximately just over one mile downstream).</p>				
<p>Under existing conditions, the site has minimal landscape and is approximately 99 percent impervious. Off-site storm water runoff from Granada Avenue to the east is conveyed through the site but bypasses the existing LID treatment devices. The northern portion of the site discharges to an existing 30-inch onsite storm drain system. The middle of the site discharges to another existing 30-inch storm drain while the south side of the site discharges to an existing 33-inch storm drain within Streeter Avenue; all entering the municipal storm drain system. . The Project side includes eight Drainage Management Areas (DMAs) with three discharge locations (PSOMAS- A, p. 2).</p>				
<p>As described in the project-specific PWQMP, the proposed Project will include post-construction stormwater treatment. The site was determined to experience low percolation rates as the soil characteristics do not support on-site infiltration. Further, allowing storm water to infiltration the on-site soil increases the potential for settlement, liquefaction and water-related damage to structures/improvements so has been recommended to be avoided where possible, by the Geotechnical recommendations. As such, modular wetlands are proposed to treat the stormwater. The existing vegetation onsite does not meet current development standards and will need to be removed. New drought tolerant landscaping is proposed through the site, which will significantly increase the pervious area. This will decrease the impervious area from 99 percent to approximately 72 percent. As such, development flows will also be reduced due to an increase in pervious area. Stormwater will be integrated into the site landscaping and pre-treated through biotreatment with modular wetlands before discharging directly into the City storm drains in Streeter Avenue. The drainage from the building roofs and interior roadways will be collected through roof drains,</p>				

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<p>site area drains, and catch basins. This collected stormwater will be routed through the proposed storm drain system into the corresponding modular wetland BMPs for biotreatment before it is discharged into the flood control channel on Streeter Avenue. (PSOMAS-A, p. 4; PSOMAS-B, pp.7, 10, 13) The post-development condition includes Low Impact Development (LID) Principles and LID BMPs have been incorporated into the site design to fully address all DMAs. Further, it was determined that the LID design will not create a hydrologic condition of concern (HCO) because the volume and time of concentration of storm water runoff for the post-development condition is not significantly different from the pre-development condition for a 2-year storm event. A difference of 5 percent or less is considered insignificant. The Project's existing condition results in a volume of 27,483 cubic feet (cf) but will be reduced to 24,078 cf in the developed condition. Hence the project results in a difference of less than 5 percent (PSOMAS-B, pp. 16-17).</p> <p>This system is incorporated into the project design pursuant to the NPDES permit for the Riverside County municipal storm drain system. Said permit allows the use of bioretention basins designed according to the WQMP manual and considers them an effective treatment method of incorporating LID into stormwater treatment. Further, in the existing condition, a 2-year storm event will generate 18.58 cubic feet per second (cfs) in discharge. In the developed, condition, the discharge rate will be reduced to 16.44 cfs; a 2.14 cfs reduction. As such, the existing storm drain system has sufficient capacity. (PSOMAS-A, p. 4).</p> <p>Through compliance with existing regulations that address operational-phase discharges, project impacts to surface and ground waters will be less than significant. This topic will not be analyzed in the EIR.</p>				
<p>b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10b. Response: (Source: UWMP)</p> <p>Less than Significant Impact. The Project site does not use on-site groundwater or support groundwater wells on-site. The project site is located in the Arlington groundwater basin and would be served by the Riverside Public Utilities (RPU) for domestic water supply. According to RPU's 2020 Urban Water Management Plan, RPU's water supply from 2016 to 2020 has not included groundwater from the Arlington basin (UWMP, p. 6-7). Because the Arlington basin is not adjudicated, a Groundwater Management Plan (GWMP) was developed and currently, a Groundwater Sustainability Plan (GSP) is being prepared pursuant to the Sustainable Groundwater Management Act of 2014.</p> <p>The existing Project site is developed with 99 percent impervious surfaces, such as concrete, and limited landscaping so natural infiltration on-site is considered minimal. Therefore, the project site provides minimal groundwater recharge. As discussed in Response 10(a) above, the proposed Project will increase the pervious areas of the site, integrate stormwater into the site landscaping and will be pre-treated through six biotreatment modular wetland facilities before it is discharged into the flood control channel on Streeter Avenue. As also discussed, in Response 10(a) above, contribution to groundwater recharge is also expected to be minimal because of the poor infiltration rate of the underlying soils and increased potential for settlement, liquefaction and water-related damage to structures/improvements that could be caused by infiltration.</p> <p>Although the Project will increase the amount of pervious area, the existing soil conditions limit the recharge ability of the site. Thus, the Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Therefore, impacts are less than significant so this topic will not be further analyzed or addressed in the forthcoming EIR.</p>				
<p>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on-or-off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10i Response: (Source: Project Description)</p> <p>Less than Significant Impact. The Project site is located in an urbanized area that has been fully developed. Features such as a course of a stream or river are not located near or at the Project site. The Project site is an existing developed site containing two structures and a parking lot. In its existing condition, the Project site is covered in mostly impervious surfaces and some landscaped planters bordering the building structures and within the parking areas as shown in Figure 11.</p> <p>As shown in Figure 33, the existing on-site drainage system would be replaced in order to accommodate the proposed Project. Flows from Project site will be captured and treated as discussed in Response 10(a) above, prior to entering the existing municipal storm drain system in Streeter Avenue. As identified in Response 10(a), above, implementation of BMPs as required by the SWPPP would ensure that project construction does not result in substantial erosion or siltation on- or off-site.</p> <p>During construction activities potential for substantial erosion is minimized through the implementation of a SWPPP during construction and catch basins and biotreatment BMP's post construction. As such the proposed Project would not result in a substantial change in drainage patterns of the Project site that would cause substantial erosion or siltation, nor substantially increase the rate or amount of surface runoff in a manner that would result in flooding. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
ii. 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"/>
<p>10ii Response: (Source: PSOMAS-A)</p> <p>Less Than Significant Impact. As discussed in Response 10(a) above, the proposed Project will increase the pervious areas of the site which will actually reduce flows since the site is currently 99 percent impervious. In the 10 year storm event, the site currently generates a peak runoff of 21.07 cfs and 31.31 cfs in the 100 year storm event. Post development runoff in the same storm events would result in 17.73 cfs and 25.45 cfs, respectively. (PSOMAS, p. 3) . Since the developed condition will actually decrease volumes, the Project will improve current flow conditions. As such the Project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-off-site. Thus, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10iii Response: (Source: PSOMAS-A)</p> <p>Less Than Significant Impact. As indicated in Response 10(a) and 10(c.ii), above, the Project will result in a reduction of peak flows and volumes. As such the Project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
of polluted runoff. Thus, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.				
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10iv Response: (Source: DWR; FEMA)</p> <p>Less Than Significant Impact. According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) (Panel No. 06065C0710G, effective Aug. 28, 2008), the Project site is located in “Zone X – Other Flood Areas.” These are defined as “areas of 0.2 percent annual chance flood; areas of 1 percent annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 percent annual chance flood.” Further, the California Department of Water Resources identifies a small portion of the Project site parking lot as partially within the dam inundation zone of Mary Street Dam (DWR). However, the potential for impact by a dam breach is very low. The City of Riverside Municipal Code Section 16.18 does not include Zone X (as shown on said FIRM map) as a Special Flood Hazard Area (SFHA), and it is therefore not subject to the City’s requirements pertaining to SFHAs. The property is not required to pay flood insurance within this flood zone designation.</p> <p>The proposed Project will incorporate an internal drainage system that would still connect to existing storm drains within the Public right-of-way along Streeter and Arlington Avenue. Also, the Project will not alter the course of a stream or river. Furthermore, since the Project site is an existing vacant developed site with two structures and parking lot, implementation of the Project would not introduce additional impervious area. Thus, the Project is not expected to impede or redirect flood flows as a result of such actions. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10d. Response: (Source: DWR; FEMA; GE)</p> <p>Less Than Significant Impact. The Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) (Panel No. 06065C0710G, effective Aug. 28, 2008), shows the Project site is located in “Zone X – Other Flood Areas.” This is defined as “areas of 0.2 percent annual chance flood; areas of 1 percent annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 percent annual chance flood.” Further, the California Department of Water Resources identifies a small portion of the Project site parking lot with a very low potential for being impacted by a dam breach from the Mary Street Dam (DWR). The City of Riverside Municipal Code Section 16.18 does not include Zone X (as shown on said FIRM map) as a Special Flood Hazard Area (SFHA), and it is therefore not subject to the City’s requirements pertaining to SFHAs. The property is not required to pay flood insurance within this flood zone designation.</p> <p>The Project will not substantially change the overall drainage pattern of the Project site. In the event of inundation, the project would not risk a pollutant release any more than the risk from surrounding properties.</p> <p>The Project is not located within an identified seiche zone. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir,</p>				

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<p>water storage tank, dam, or other artificial body of water. Because of the distance from the proposed project site to surrounding large water bodies and reservoirs, inundation due to seiche is unlikely.</p> <p>The Project is not located within an identified tsunami zone. Tsunamis are a type of earthquake-induced flooding that is produced by large-scale sudden disturbances of the sea floor and can result in an increased wave height and a destructive wave surge into low-lying coastal areas. Because tsunamis occur in coastal areas and the project is located approximately 47 miles east of the Pacific Ocean, inundation due to tsunami is unlikely (GE).</p> <p>As such, the Project would not be exposed to the release of pollutants due to project inundation from flood, tsunami, or seiche. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10e. Response: (Source: UWMP)</p> <p>Less Than Significant Impact. As indicated in Responses 10(a) and 10(c), above. The local water quality control plan (Basin Plan) outlines the regulatory programs of the RWQCB, which address ground and surface water quality. Said programs include requirements from various NPDES permits including the Construction General Permit and municipal separate storm sewer system (MS4) permit for post-construction BMPs at new and re-development sites. Because the project applicant would prepare and implement a SWPPP during construction and provide the required post-construction storm water quality treatment, no conflicts or obstructions with the Basin Plan are anticipated.</p> <p>Western Municipal Water District has prepared a groundwater management plan for the Arlington basin and is in the process of superseding that plan with a Groundwater Sustainability Plan (GSP) for the Arlington basin due to the state by 2022. The GSP will outline projects to ensure the basin is sustainable pursuant to the Sustainable Groundwater Management Act of 2014. The Project's land uses are consistent with the existing land uses and are unlikely to result in activities that would conflict with the forthcoming GSP.</p> <p>Thus, the Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>11. LAND USE AND PLANNING</p> <p>Would the project:</p>				
<p>a. Physically divide an established community?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11a. Response: (Source: Project Description)</p> <p>No Impact. The Project site is an existing vacant developed site with buildings, parking lots, and pavement. The Project site is surrounded by office and commercial uses to the north; medium-density residential and office uses to the east; commercial and high-density residential uses to the south; and medium-density residential, office, and commercial uses to the west. Further, the Project does not propose any new roadways that could physically divide the existing community. Thus, the Project would not divide an established community. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11b. Response: (Source: GP; Zoning Code)</p> <p>Potentially Significant Impact. The Project proposes to change the General Plan land use designation from Commercial to Mixed Use-Village and the Zoning designation from Commercial General to Mixed-Use Village. These changes may affect existing land use documents resulting in potential impacts to land use plans, polices and/or regulations adopted for the purpose of avoiding or mitigating and environmental effect. Therefore, impacts are potentially significant so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
<p>12. MINERAL RESOURCES Would the project:</p>				
a. Result in the loss of availability of a known mineral resource that would be of value to the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12a. Response: (Source: GP PEIR)</p> <p>No Impact. Portions of the City are located in Mineral Resource Zone (MRZ)-2 and MRZ-4. MRZ-2 is defined as Mineral Resource Zone where adequate information indicates that significant mineral deposits are present or there is a high likelihood for their presence and development should be controlled. MRZ-4 is defined as a Mineral Resource Zone where there is insufficient data to assign any other MRZ designation. (GP PEIR, p. 5.10-4).</p> <p>The Project site is located in MRZ-4. As such, there is no sufficient data to determine the existence of mineral resources on-site. Additionally, the Project site is an existing vacant development and is fully paved. The Project does not involve extraction of mineral resources. No mineral resources have been identified on the Project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The Project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated in the 2025 General Plan, or other land use plan.</p> <p>For the reasons stated above, the Project is not anticipated to 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. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12b. Response: (Source: GP PEIR)</p> <p>No Impact. As mentioned in Response 12(a), above, the Project site is located in an area with no known mineral resources of local or state importance. Since the Project site has previously been developed, implementation of proposed Project would not result in the loss of available resources. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13a. Response: <i>(Source: GP)</i> Potentially Significant Impact. The proposed Project will include demolition of existing vacant development, construction and may result in increased traffic related noise levels due to proposed residential and commercial uses. Thus, the Project may generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Therefore, impacts would be potentially significant so this topic will be further analyzed and addressed in the forthcoming EIR.				
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13b. Response: <i>(Source: Project Description)</i> Potentially Significant Impact. Groundborne vibration and groundborne noise levels are not typically associated with residential and commercial uses. However, demolition and construction activity associated may result in vibration depending on the equipment and methods employed. Thus, the Project may generate excessive groundborne vibration or groundborne noise levels. Therefore, impacts are potentially significant so this topic will be further analyzed and addressed in the forthcoming EIR.				
c. For a project located within the vicinity of a private airstrip or 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13c. Response: <i>(Source: RMCLUP)</i> Potentially Significant Impact. As mentioned in Response 9(c) above, the Project lies within the Riverside Municipal Airport Comprehensive Land Use Plan (RMCLUP) and is located approximately one mile the airport runway. The Project site is located within RMCLUP 60 CNEL and 55 CNEL noise contours (RMCLUP, p. 3-33). Thus, the Project is located within the vicinity of an airport land use plan and may expose people residing or working in the project area to excessive noise levels. Therefore, impacts may be potentially significant so this topic will be further analyzed and addressed in the forthcoming EIR.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING Would the project:				
a. Induce substantial unplanned 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14a. Response: (Source: DOF; GP; USCB) Potentially Significant Impact. The proposed Project proposes to change the existing General Plan land use designation from C – Commercial to MU-V – Mixed Use Village and change the existing zoning designation from CG – Commercial General to MU-V. The Project proposes to develop 27 residential buildings consisting of 2- and 3-story structures which would result in a total of 388 residential dwelling units. It is project that implementation of the Project would introduce approximately 1,215 ⁵ additional residents to the City of Riverside. Thus, the Project may induce substantial unplanned population growth in an area, either directly or indirectly. Therefore, impacts may be potentially significant so this topic will be further analyzed and addressed in the forthcoming EIR.				
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14b. Response: (Source: Project Description) No Impact. The Project site is an existing vacant commercial development that is currently vacant. Hence, no housing units would be displaced as a result of Project construction. Thus, the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, no impacts are anticipated and this topic will not be further analyzed and addressed in the forthcoming EIR.				
15. PUBLIC SERVICES.				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15a. Response: (Source: GE; GP PEIR) Potentially Significant Impact. The City of Riverside Fire Department (RFD) has 14 fire stations throughout the City of Riverside (GP PEIR, p. 5.13-6). The Project site is located approximately 0.83 miles east of the Airport Station No.5 at 5883 Arlington Avenue and approximately 1.70 miles southwest of the Magnolia Center Station No. 3 at 6395 Riverside Avenue (GE). The Project proposes to introduce new residential uses to the area. Thus, the Project may result in substantial adverse physical impacts associated with the provision of new or physically				

5. Based on household generation factor of 3.13 people per dwelling unit for City of Riverside (DOF).

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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 fire protection. Therefore, the Project may result in potentially significant impacts so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
<p>b. Police protection?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15b. Response: <i>(Source: GE; GP PEIR)</i></p> <p>Potentially Significant Impact. Police protection services for the Project area are provided by the Riverside Police Department (GP PEIR, pp. 5.13-2 – 5.13-5). The nearest police station to the project site is located approximately 1.74 miles to the south at 8181 Lincoln Avenue (GE). The Project proposes to introduce new residential uses to the area. Thus, the Project may 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 police protection. Therefore, the Project may result in potentially significant impacts so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
<p>c. Schools?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15c. Response: <i>(Source: GP PEIR)</i></p> <p>Potentially Significant Impact. The proposed project is located within the Riverside Unified School District (RUSD). The City’s 2025 General Plan PEIR identified that due to rapid growth in the City, RUSD schools are at capacity (GP PEIR, p. 5.13-8). The Project proposes to introduce new residential uses to the area. Thus, the Project may 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 schools. Therefore, the Project may result in potentially significant impacts so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
<p>d. Parks?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15d. Response: <i>(Source: GP)</i></p> <p>Potentially Significant Impact. The City of Riverside maintains 52 public parks and open space areas encompassing more than 2,300 acres (GP, p. PR-3) The City of Riverside has adopted a standard for developed park acreage of three (3) acres per 1,000 residents. The standard is further broken down to favor neighborhood parks, with two (2) acres of neighborhood park provided per 1,000, and one (1) acre of community park land per 1,000 persons, for a 2:1 ratio. Based on adopted classifications and standards, neighborhood parks should be located within a one-half-mile (1.5) radius of every residence and community parks within a two-mile (2) radius. (GP, p. PR-15). The Project proposes to introduce new residential uses to the area. With residential development, open space and park areas will be included as part of the Project to serve residents. However, the Project may 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 parks. Therefore, the Project may result in potentially significant impacts so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15e. Response: <i>(Source: Project Description)</i></p> <p>Potentially Significant Impact. The Project proposes to introduce new residential uses to the area. Thus, the Project may 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 other public facilities. Therefore, the Project may result in potentially significant impacts so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
16. RECREATION				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16a. Response: <i>(Source: Project Description)</i></p> <p>Potentially Significant Impact. The Project proposes to introduce new residential uses to the area. With residential development, open space and park areas will be included as part of the Project to serve residents. However, the Project may result in an increase in 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. Therefore, the Project may result in potentially significant impacts so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16b. Response: <i>(Source: Project Description)</i></p> <p>Potentially Significant Impact. The Project proposes to introduce new residential uses to the area. With residential development, open space and park areas will be included as part of the Project to serve residents. The Project will include recreational facilities or require the construction of recreational facilities which might have an adverse physical effect on the environment. Therefore, the Project may result in potentially significant impacts so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
17. TRANSPORTATION				
Would the project:				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>17a. Response: <i>(Source: GP, Project Description)</i></p> <p>Potentially Significant Impact. The Project proposes to introduce new residential uses to the area and provide for new commercial uses which may increase traffic volumes on the surrounding roadways. Thus, while the Project is not expected to result in conflicts with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, nonetheless, the forthcoming EIR will provide a more detailed analysis of the potential impacts related to this issue.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>17b. Response: (Source: Project Description)</p> <p>Potentially Significant Impact. The Project proposes to introduce new residential uses to the area and provide for new commercial uses which may increase traffic volumes on the surrounding roadways. While Project is not expected to result in conflicts with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b), nonetheless, the forthcoming EIR will provide a more detailed analysis of the potential impacts related to this issue.</p>				
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17c. Response: (Source: GP; Project Description)</p> <p>Less than Significant Impact. Regional access to the Project Site is provided via State Route 91 (SR-91) from Madison Avenue ramps located approximately 0.8 miles to the south. Local access is provided via Arlington Avenue and Streeter Avenue. Arlington Avenue is classified as a 120 feet (ft) arterial street with 6 lanes east of Streeter Avenue and an 88 ft arterial street with 4 lanes west of Streeter Avenue. Streeter Avenue which will be the Projects frontage is classified as an 88 ft arterial street with 4 lanes. (GP, p. CCM-16). The proposed Project site will leave in place four of the six existing full access driveways: two along Arlington Avenue and two along Streeter Avenue. Primary site access for the residential area will be from Streeter Avenue with secondary access from Arlington Avenue.</p> <p>The northern most existing driveway along Streeter Avenue will be enhanced by the addition of a roundabout with an art installation. Visitor parking will be provided near the entry plaza prior to entering the residential area and several areas throughout the residential portion of the Project site. Primary access to the residential portion of the site will be acquired from Streeter Avenue via two access gates along both sides of the entry driveway. A second and third access gate will be provided from the commercial area.</p> <p>The internal road network is designed to be at minimum 20 feet wide to allow for emergency vehicle access. The driveway north of the existing Bank of America on Streeter Avenue will serve as egress for future residents and as an emergency access as reflected in Figure 9.</p> <p>The proposed Project's internal road network would be designed to comply with the City's development review process including review for compliance with all applicable fire code requirements for construction and access to the site. Project access does not include new travel lanes outside of the Project's footprint and has been designed in conformance with the City's engineering and fire department standards. Additionally, the Project would continue to utilize four of the six existing driveways. As a result, the project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17d. Response: (Source: GP; Project Description)</p> <p>Less Than Significant Impact. The Project will leave in place four of the existing full access driveways: two</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>along Arlington Avenue and two along Streeter Avenue. All project access improvements have been designed in conformance with City engineering and fire department standards for emergency access and circulation. Additionally, Arlington Avenue is an arterial street that has been identified as a potential evacuation route (GP, p. PS 40). It is anticipated that all local roadways would remain open during Project construction and operation. Hence, the Project would not result in closures of local roadways that may have an effect on emergency access in the vicinity of the Project site. Further, construction activities occurring within the Project site would comply with all conditions, including grading permit conditions regarding fire access, and would not restrict access for emergency vehicles responding to incidents on the site or in the surrounding area.</p> <p>Additionally, the design of Project access and internal circulation routes, as well as the size and location of fire suppression facilities (e.g., hydrants and sprinklers), would be subject to City standards and conditions of approval. The City Fire Department would also review the proposed development plans prior to Project approval to ensure that adequate emergency access and on-site circulation are provided. Thus, implementation of the proposed Project would not Result in inadequate emergency access. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>18. TRIBAL CULTURAL RESOURCES.</p> <p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
<p>a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or</p>	☒	☐	☐	☐
<p>18a. Response: <i>(Source: Project Description)</i></p> <p>Potentially Significant Impact. The proposed Project may have the potential to affect tribal cultural resources, as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe. The Project proposes to demolish the existing vacant buildings associated with the former Sears Department Store and Automotive Service Center and construct a mixed use development in its place which are over 50 years of age, but these structures are not associated with any California Native American tribe. As identified in Response to 5(a) above, because these structures are over 50 years of age, they meet the definition of a historic resource. As such, the Project site is eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). Therefore, the Project may result in a potentially significant impact so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
<p>b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section</p>	☒	☐	☐	☐

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				
<p>18b. Response: (Source: Project Description)</p> <p>Potentially Significant Impact. As of July 1, 2015, AB52, signed into law in 2014, amends CEQA and establishes new requirements for tribal consultation. The law applies to all projects that have a notice of preparation or notice of negative declaration/mitigated negative declaration. It also broadly defines a new resource category of "tribal cultural resource" and establishes a more robust process for meaningful consultation between the lead agency and Native American Tribes that includes: prescribed notification and response timelines, consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures, and documentation of all consultation efforts to support CEQA findings. The City, as lead agency, is also required to coordinate with Native American Tribes through the SB18 consultation when an amendment or adoption of a general plan or specific plan, or designation of open space. Because a General Plan Amendment is proposed as part of the Project, both AB52 and SB18 consultation are required. Thus, the Project may cause a substantial adverse change in the significance of a tribal cultural resource determined to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Therefore, the Project may result in a potentially significant impact so this topic will be further analyzed and addressed in the forthcoming EIR.</p>				
<p>19. UTILITIES AND SYSTEM SERVICES.</p> <p>Would the project:</p>				
<p>a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?</p>	☒	☐	☐	☐
<p>19a. Response: (Source: MC; Project Description; PSOMAS-A)</p> <p>Potentially Significant Impact. As discussed in Response 10(a) above, the existing storm drain system has sufficient capacity to serve the Project site and will not require new or relocated facilities. Natural gas services for the Project site will be provided by Southern California Gas. However, the Project's use of natural gas will be reduced through compliance with Municipal Code 16.26 (MC) so no new or relocated facilities are anticipated. Further, the Project will connect to existing telecommunication facilities located along the Project frontage.</p> <p>RPU provides electrical services to the Project site. All electrical facilities would connect to existing connections in Arlington Avenue and Streeter Avenue. There are existing power poles located along Arlington Avenue located within the right-of-way. An additional circuit will be required to meet the Project's estimated electric demand. This will require approximately 1.5 miles of offsite trenching to connect to existing RPU electric facilities. Trenching will occur within existing ROW and will include approximately 0.5 miles in Streeter Avenue from Arlington Avenue to Central Avenue; approximately 0.5 miles in Central Avenue from Streeter Avenue to Hillside Avenue; and approximately 0.5 miles in Hillside Avenue Central Avenue to Mountain View Avenue. It is anticipated that trenching may be as deep as 7 to 8 feet below ground. There are some existing conduit and vaults within this alignment. The Project will be required to provide areas of new 6.5-inch conduit and approximately 10 electric vaults sized at 8 feet by 14 feet in order to provide the additional circuit and connect to existing facilities. With these improvements RPU has sufficient capacity to serve the Project site.⁶</p>				

6. Email correspondence with Efren Mejia dated April 12, 2023.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
As identified in Responses 19(b) and 19(c) below, water and wastewater will be further analyzed in the forthcoming EIR to ensure there is adequate capacity in the existing system. Thus, the Project will not require or result in the relocation or construction of new or expanded facilities related to stormwater drainage, electric power, natural gas or telecommunications so these impacts will be less than significant and not be further analyzed in the forthcoming EIR. However, the Project may require or result in the relocation or construction of new or expanded water or wastewater treatment facilities. Therefore, impacts are potentially significant so this topic will be further analyzed and addressed in the forthcoming EIR.				
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19b. Response: <i>(Source: GP PEIR; Project Description)</i> Potentially Significant Impact. The Project site is located within the Riverside Public Utilities (RPU) Service Area (GP PEIR, p. 5.16-8). The Project would replace 192,139 square feet of commercial uses with 388 residential dwelling units and 25,320 square feet of mixed use commercial. Further analysis will be required to determine if sufficient water supplies are available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Therefore, the Project may result in potentially significant impacts so this topic will be further analyzed and addressed in the forthcoming EIR.				
c. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19c. Response: <i>(Source: GP PEIR; Project Description)</i> Potentially Significant Impact. The Project site is located within the Riverside Public Utilities (RPU) service area (GP PEIR, p. 5.16-13). The Project would replace 192,139 square feet of commercial uses with 388 residential dwelling units and 25,320 square feet of mixed use commercial. Further analysis will be required to determine if the wastewater treatment provider which serves the site, has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the Project may result in potentially significant impacts so this topic will be further analyzed and addressed in the forthcoming EIR.				
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19d. Response: <i>(Source: CALR; GP PEIR; Project Description)</i> Potentially Significant Impact. The project area is currently served by three landfills: Badlands Landfill, Lamb Canyon, and El Sobrante Landfill. Badlands accepts up to 5,000 tons of solid waste per day and is not anticipated to close until 2059. Lamb Canyon accepts up to 5,000 tons of solid waste per day and is not anticipated to close in 2032. El Sobrante accepts 16,054 tons of solid waste per day and is not anticipated to close in 2051. (CALR). Solid waste collection services are provided by three companies in the City of Riverside. Burrtec provides solid waste collection services to the existing site and provides sustainable waste and recycling services in addition to having an extensive network of processing facilities that would manage the Project site's waste stream to include solid waste, recyclables, green waste, food waste, construction and demolition waste, and electronic waste. The Project may potentially generate solid waste in excess of State or local standards, or in excess of the capacity of				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Therefore, impacts are potentially significant so this topic will be further analyzed and addressed in the forthcoming EIR.				
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19e. Response: <i>(Source: Project Description)</i></p> <p>Less Than Significant. The Project would generate solid waste during construction and operation activities, thus requiring consideration of waste reduction and recycling measures. The 1989 California Integrated Waste Management Act (AB 939) requires that specific waste diversion goals be achieved for all California cities and counties, including an overall reduction in solid waste produced by 50 percent by the year 2000. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires expanded or new development projects to incorporate storage areas for recycling bins into the proposed design. Additionally, AB 341 (2011) established a state goal to reduce, recycle, or compost no less than 75 percent of waste generated by the year 2020. The City is currently achieving a 60 percent diversion rate, well above AB 939 requirements. CALGreen also requires all developments to divert 50 percent of non-hazardous construction and demolition debris for all projects and 100 percent of excavated soil and land clearing debris for all nonresidential projects beginning January 1, 2011. Hence, the proposed Project will be required to comply with the City’s waste disposal requirements as well as CALGreen. Thus, the Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, the impacts would be less than significant so this topic will not be further analyzed in the EIR.</p>				
<p>20. WILDFIRE</p> <p>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20a. Response: <i>(Source: CALFIRE; GP)</i></p> <p>Less Than Significant Impact. The Project site is not located in a State Responsibility Area (SRA) or in an area that is identified as being in a very high fire hazard severity zone according to the Fire Hazard Severity Zones in the SRA Map produced by the California Department of Forestry and Fire Protection (CALFIRE). Further, the City of Riverside has not designated the site as a very high, high, or moderate wildfire rating (GP, p. PS-30). As discussed in response to 9(f) above, the Project will not impair an adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be less than significant so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20b. Response: <i>(Source: Initial Study Checklist)</i></p> <p>Less Than Significant Impact. As discussed in Responses 7(a)(iv) and 20(a), above, the Project site is not located within a SRA very high fire, high or moderate hazard severity zone and the Project site is generally flat with no steep slopes located on or adjacent to the affected lands that would exacerbate wildfire risk (i.e., from upslope winds). No other natural features are present on-site that would exacerbate wildfire risks. Thus, the</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, impacts would be less than significant and this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>20c. Response: (Source: Initial Study Checklist)</p> <p>No Impact. As discussed in Response 20(b), above, the Project site is generally flat with no steep slopes located on or adjacent to the landsite and the site is not located in or adjacent to a very high fire, high or moderate hazard severity zone. The Project site is fully served by existing roads and utilities. As such, Project will not need to construct any new roads, fuel breaks, power lines or other utilities. Thus, the Project would not require the installation or maintenance of new associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>20d. Response: (Source: Initial Study Checklist)</p> <p>No Impact. As discussed in Response 20(b), above, the Project site and surrounding lands are relatively flat and the site is not located in or adjacent to a very high fire, high or moderate hazard severity zone. As such, the risk of downslope or downstream flooding or landslide hazards is considered to be low to nonexistent. Thus, the Project would not expose people or structures to significant risks including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impacts are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.</p>				
<p>21. MANDATORY FINDINGS OF SIGNIFICANCE.</p>				
<p>a. Does the project have the potential to substantially 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, substantially 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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>21a. Response: (Source: Initial Study Checklist)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Potentially Significant Impact. The Project site is an existing vacant developed site surrounded by existing development. As discussed in <i>Section 4 – Biological Resources</i> of this Initial Study, the Project site is fully developed and is not located within an area designated for nor does it contain suitable habitat for an endangered species, candidate, sensitive, or special-status species. Nonetheless, the Project would be required to comply with Mitigation Measure MM BIO-1, which requires a pre-construction bird survey during nesting season. Through compliance with MM BIO-1 as described in <i>Section 4 – Biological Resources</i> of this Initial Study, the proposed Project would have less than significant impacts with mitigation incorporated on biological resources.</p> <p>As discussed in <i>Section 5 – Cultural Resources</i> of this Initial Study, the site includes structures known to be over 50 years of age and are eligible for listing in the National Register for Historic Places, California Register for Historic Resources, and the City of Riverside Historical Landmarks. As such, impacts to Cultural Resources will be analyzed and addressed in the forthcoming EIR. Last, as discussed in <i>Section 18 – Tribal Cultural Resources</i> of this Initial Study, the Project is subject to AB52 and SB18 so will be further analyzed and discussed in the forthcoming EIR.</p> <p>Therefore, the project may result in potentially significant impacts related to California history or prehistory.</p>				
<p>b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>21b. Response: (<i>Source: Initial Study Checklist</i>)</p> <p>Potentially Significant Impact. The following topics will not be addressed in the forthcoming EIR, as they do not have the potential to result in significant impacts and will not result in cumulatively considerable impacts.</p> <p>Agriculture: The Project site does not contain Prime Farmland, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and does not contain Williamson Act contracts. Furthermore, the City of Riverside does not contain any lands designated for forestland or timberland. Additionally, the Project site was previously zoned as Commercial General, and is proposed to change to Mixed Use-Village. As such the Project will not convert existing agricultural or forest land to non-agricultural or non-forest use. Thus, the Project will not create cumulatively considerable impacts.</p> <p>Biological Resources: A small portion of the offsite footprint is located within Criteria Cell 621. However, a determination indicating the Project is consistent with the MSCHP was made by the RCA in June 2023. Further, the Project site is an existing developed but vacant site that does not contain suitable habitat or existing habitat. Implementation of mitigation measure MM BIO-1 ensures Project would not result substantial impacts to biological resources. Thus, the Project will not create cumulatively considerable impacts.</p> <p>Geological Resources: The Project will not result in direct or indirect substantial adverse effects, including the risk of loss, injury, or death related to geological resources, Further, will</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>implementation of mitigation measure MM GEO-1, impacts to paleontological resources are less than significant. Thus, the Project will not create cumulatively considerable impacts.</p> <p>Hydrology: The Project will not violate any water quality standards, waste discharge requirements, degrade ground water quality or result in substantial erosion or flooding. Further, there is sufficient capacity in existing storm drain facilities to serve the proposed Project. Thus, the Project will not create cumulatively considerable impacts.</p> <p>Mineral Resources: The project site is located in MRZ-4, therefore there isn't sufficient data to determine mineral resources on-site, therefore, development of the proposed Project will not have a cumulatively considerable impact on mineral resources.</p> <p>Wildfire: There is no significant risk of wildfire and wildfire impacts due to the Project's location. Since the Project site has been previously developed and is located within an urbanized area, the Project site is not located on lands classified with very high fire hazard severity zone. Additionally, the Project would be required to adhere to City and CBC buildings codes and California Fire Code standards. The proposed Project will not cause cumulatively considerable impacts.</p> <p>The potential cumulative impacts related to the potentially significant impacts of the proposed Project will be addressed in the forthcoming EIR.</p>				
<p>c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>21c. Response: <i>(Source: Initial Study Checklist)</i></p> <p>Potentially Significant Impact. The Project may potentially contribute to an exceedance of SCAQMD thresholds for air quality and greenhouse gases, which pose a threat to human health. Likewise, noise and traffic impacts associated with construction and operation of the proposed Project may impact human health and comfort. Project-specific air quality, noise, and traffic studies will be prepared to assess these impacts. Therefore, because all Project-related impacts have not been fully quantified, the Project may have a potentially significant impact to human health so this topic will be considered in the forthcoming EIR.</p>				

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