

NOTICE OF PREPARATION

To: See Attached List

From/Lead Agency: City of Riverside
Planning Department
3900 Main Street, Third Floor
Riverside, CA 92522

Date: July 11, 2007

Subject: Notice of Preparation of a Draft Environmental Impact Report

City of Riverside will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study, vicinity map, aerial map, site plan, and land use map are attached.

You are invited to attend a scoping meeting which will be held on July 19, 2007 at 9:00 a.m. in the Art Pick Council Chamber, 3900 Main Street, Riverside, CA 92522.

Due to time limits mandated by State law, your response must be sent at the earliest possible date **but no later than 30 days** after receipt of this notice.

Please send your response to Debra Leight, Associate Planner, at the address shown above. We will need the name for a contact person in your agency. If you have any questions, please contact Debra Leight at (951) 826-5874 or via e-mail at DLeight@riversideca.gov.

Project Title: BRE Properties Transit-Oriented Development

PROJECT DESCRIPTION

The proposed project is the development of up to 427-unit multi-family residential development associated with a transit-oriented development within an approximately 15.17 acre parcel. The project would include a recreation area, parking areas, and associated landscaping. Access from the project site to the adjacent Downtown Riverside Metrolink station would be provided.

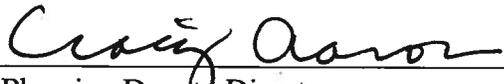
The project site is located within the Riverside Marketplace Specific Plan and Eastside Community Plan. The existing land use designation for the southern portion of the site is IBP (Industrial/Business Park); the northern portion is IGN (General Industrial). The project site is currently zoned M-2 (General Manufacturing), M-1 (Light Manufacturing), O (Official), and C-2 (Restricted Commercial). The project site is also within the Eastside Community Plan and is in the Marketplace Industrial Park sub-area of the Riverside Marketplace Specific Plan. Project approvals include a Rezoning for residential use, Specific Plan Amendment, General Plan Amendment, Street Vacation for portions of 11th and 12th streets and two alleyways, and Design Review of a plot plan and building elevations.

PROJECT SETTING/ISSUES OF CONCERN

The project site is located on the northwest corner of 14th Street and Howard Avenue near the Downtown Riverside Metrolink station and the downtown area of the City of Riverside, Riverside County, California. The project site is bounded by 10th Street on the north, Howard Avenue on the east, 14th Street on the south, and the rail tracks and the Downtown Riverside Metrolink station on the west. The project site is developed with existing light industrial, manufacturing, and commercial buildings. A portion of the site is occupied by a pre-World War II industrial development, the Food Machinery Corporation (FMC), which was part of the early citrus processing industry in the area and, later, food processing in general. As described in the landmark nomination approved by City Council on May 21, 1996, the proposed project site is occupied by the FMC complex, generally bounded by 10th Street to the north, 14th Street to the south, Howard Avenue to the east, and the railroad tracks to the west. The FMC complex is designated as a State Point of Historical Interest, Riverside County Landmark, and Riverside City Landmark.

The proposed project site is surrounded by commercial service land uses on the west, industrial land uses on the north, residential and business/office park land uses on the east, and industrial land uses on the south (see Figure 4, Land Use Map). The surrounding parcels are zoned General Manufacturing (M-2) on the north; Residential (R-1-65 and R-3), Official (O), Light Manufacturing (M-1) and General Commercial (C-3) on the east; General Manufacturing (M-2) on the south; and Restricted Commercial (C-2) on the west.

For the proposed project, issues of concern include potentially significant impacts from aesthetics including land use and planning, population and housing, geology and soil, water, air quality, transportation/circulation, biological resources, hazards, noise, public services, utilities and service systems, aesthetics, cultural resources, and recreation. These issues will be addressed in the forthcoming Draft EIR.

Signature: 
Title: Planning Deputy Director

Attachments

List of Recipients for the Notice of Preparation of a Draft Environmental Impact Report for BRE Properties Transit-Oriented Development Project

UCR Police Department
Chief Michael Lane
3500 Canyon Crest Drive
Riverside, CA 92521

Dr. Elaine Chang
South Coast Air Quality
Management District
21865 Copley Drive
Diamond Bar, CA 91765

Wendy Eads
University Neighborhood Association
P.O. Box 55543
Riverside, CA 92517

Riverside Community College
James L. Buysse – Vice Chancellor
4800 Magnolia Avenue
Riverside, CA 92506

UC Riverside
Campus Architect
Ofc of Design & Construction
3615A Canyon Crest Dr. D-102
Riverside, CA 92507

Officer Morrison
UNET
1201 University Avenue, Suite 112
Riverside, CA 92507

Pacific Bell
Right-of-way
1265 Van Buren Street
Anaheim, CA 92807

Maryann Cassaday
Pacific Bell
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Anaheim, CA 92807

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Eastern Division
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Ontario, CA 91761

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Riverside, CA 92502

Brian Pearcy
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PO Box 1583
Riverside, CA 92502

Downtown Partnership
3666 University Avenue
Riverside, CA 92501

Kieth Alex
Downtown Area Neighborhood
Alliance
4161 Glenwood Dr.
Riverside, CA 92501

Downtown Association
3720 Main Street
Riverside, CA 92501

Downtown Chamber
3985 University Avenue
Riverside, CA 92501

Riverside Highland Water Company
1450 E Washington Street
Colton, CA 92324

Steven Frasher
Riverside Police Department
Office of the Chief
4102 Orange Street
Riverside, CA 92501

Tom Franklin,
Riverside Transit Agency
1825 Third Street
Riverside, CA 92507-3416

Ken Mueller
Rvrsd Unfd School Dist
3070 Washington Street
Riverside, CA 92504

Janet Dixon
Rvrsd Unfd School Dist
3070 Washington Street
Riverside, CA 92504

Claudia Chase
RCTC
P. O. Box 12008
Riverside, CA 92502

Southern CA Regional Rail Authority
Laurene Lopez
700 Flower Street, Suite 2600
Los Angeles, CA 90017

Dan J. Miller
Southern/Union Pacific Transportation
19100 Slover Avenue
Bloomington, CA 92316

Michael McCoy
Riverside Transit Agency
1825 Third Street
Riverside, CA 92507-3416

Megan McIntyre
BNSF, Mgr Public Projects
740 East Carnegie Drive
San Bernardino, CA 92408

CDOT - District 8 IGR/CEQA Review
Planning and Local Assistance
464 West 4th Street, 6th Floor, MS 722
San Bernardino, CA 92401-1400

Stephanie Wiggins
RCTC
P. O. Box 12008
Riverside, CA 92502

List of Recipients for the Notice of Preparation of a Draft Environmental Impact Report for BRE Properties Transit-Oriented Development Project

U.S. Army Corps of Engineers
Los Angeles District
P.O. Box 532711
Los Angeles, CA 90053

U.S. Fish and Wildlife Service
6010 Hidden Valley Road
Carlsbad, CA 92011

California Dept of Fish & Game
Eastern Sierra Inland Deserts Region
Habitat Conservation
3602 Inland Empire Blvd., Ste C-220
Ontario, CA 91764

County of Riverside
Flood Control District
1995 Market Street
Riverside, CA 92501

South Coast Air Quality Management
District
21865 Copley Dr
Diamond Bar, CA 91765
Attn: Steve Smith, Ph.D.

Department of Toxic Substances Control
P.O. Box 806
Sacramento, CA 95812-0806

City of Corona
Community Development
400 S. Vicentia Ave
Corona, CA 92882

City of Grand Terrace
Gary L Koontz
22795 Barton Road
Grand Terrace, CA 92313

City of Moreno Valley
Planning Dept.
14177 Frederick Street
Moreno Valley, CA 92553

City of Colton
650 North La Cadena Drive
Colton, CA 92324

City of Norco
Community Development Dept
2870 Clark Ave
Norco, CA 92860

City of Rialto
150 S. Palm Ave
Rialto, CA 92376

County of San Bernardino
Land Use Services Department
385 North Arrowhead Ave., 1st Flr
San Bernardino, CA 92415

Juan Perez
County of Riverside
Transportation, 8th Flr
P.O. Box 1090
Riverside, CA 92502

Ron Goldman
County of Riverside
Planning Dept.
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Riverside, CA 92502

Regional Water Quality Control
Board/Santa Ana Region
3737 Main Street #500
Riverside, CA 92501

Kathy Maddox
Old Riverside Foundation
3121 Mulberry Street
Riverside, CA 92501

County of Riverside
Assessor
P.O. Box 12004
Riverside, CA 92502

Riverside Metropolitan Museum
3580 Mission Inn Avenue
Riverside, CA 92501
Attn: Kevin Hallaran, Museum
Architect

California Historical Society
678 Mission Street
San Francisco, California 94105

Historical Society of Southern California
Post Office Box 93487
Pasadena, CA 91109

Anthea M. Hartig, Ph.D., Director
National Trust for Historic
Preservation
Western Office
5 Third Street, Suite 707
San Francisco, CA 94103

Riverside Historical Society
P.O. Box 246
Riverside, CA 92502
Attn: Steve Lech

Kathy Maddox
Old Riverside Foundation
3121 Mulberry St
Riverside, CA 92501

California Missions Foundation
4129 Main Street, Ste. 207
Riverside, CA 92501
Attn: Knox Mellon

Chamber of Commerce
Executive Director
3985 University Avenue
Riverside, CA 92501

Friends of Riverside's Hills
c/o Arlee Montalvo
4477 Picacho Drive
Riverside, CA 92507

List of Recipients for the Notice of Preparation of a Draft Environmental Impact Report for BRE Properties Transit-Oriented Development Project

State Dept of Water Res
Division of Water Rights
P. O. Box 2000
Sacramento, CA 95812

SBC-Pacific Bell
Premis-S L I C
1452 Edinger Avenue, Room 1200
Tustin, CA 92780-6246

Rosalyn Squires
The Gas Company
9400 Oakdale Ave ML 9314
Chatsworth, CA 91313

Christina Duran
Eastside Community
Action Council
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Riverside, CA 92507

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Janice Penner
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Susan Morgan, Public Works Liaison
1265 Van Buren Street #180
Anaheim, CA 92807

SCAG
Inland Office
3600 Lime Street, Suite 216
Riverside, CA 92501

SCAG
Hasan Ikhata
818 W. Seventh Street, 12th Floor (Main
Office)
Los Angeles, CA 90017

WRCOG
4080 Lemon Street
Riverside, CA 92501

Scott Morgan
State Clearinghouse
1400 Tenth St., Rm 209
Sacramento, CA 95814



WARD: 2

AGENDA ITEM NO.:

1. **Case Number:** P06-1036 (Specific Plan Amendment), P06-1037 (General Plan Amendment), P06-1038 (Rezone), P07-0762 (Street Vacation), P07-0764 (Design Review), P07-0765 (EIR)
2. **Project Title:** BRE Properties Transit-Oriented Development Project
3. **Scoping Meeting Date:** July 19, 2007 at 9:00 AM at the Art Pick City Council Chamber
4. **Lead Agency:** City of Riverside
5. **Contact Person:** Debra Leight, Associate Planner
Phone Number: (951) 826-5874, DLeight@Riverside.ca.gov
6. **Project Location:** The project site is located at the northwest corner of 14th Street and Howard Avenue adjacent to the Metrolink station near the downtown area of the City of Riverside, Riverside County, California (Figure 1: Regional Location, Figure 2: Project Vicinity).

The project site is bounded by 10th Street on the north, Howard Avenue on the east, 14th Street on the south, and the rail tracks and Metrolink on the west.
7. **Project Applicant:** BRE Properties, Inc.
5141 California, Suite 250
Irvine, CA 92617
8. **General Plan:** IBP (Industrial Business Park) and IGN (General Industrial)
9. **Zoning:** M-2 (General Manufacturing), M-1 (Light Manufacturing), O (Official), and C-2 (Restricted Commercial) — Specific Plan Combining Zone (Riverside Marketplace)
10. **Description of Project:** The proposed project is the development of an up to 427-unit multi-family residential development associated with a transit-oriented development within an approximately 15.17 acre parcel. The project would include a recreation area, parking areas, and associated landscaping. Access from the project site to the adjacent Downtown Riverside Metrolink Station would be provided (Figure 3: Site Plan).

11. **Existing Land Uses and Setting:** The proposed project site is in an urban area and is currently developed with warehouse uses. The existing general plan land use designation for the southern portion of the site is IBP - Industrial Business Park and the remaining northern portion is designated IGN – General Industrial. The proposed project area is zoned M-2 (General Manufacturing), M-1 (Light Manufacturing), O (Official), and C-2 (Restricted Commercial). The project site is also within the Eastside Community Plan and is in the Marketplace Industrial Park Sub-Area of the Riverside Marketplace Specific Plan.

12. **Surrounding Land Uses and Setting:**

Adjacent existing land use:

North: General Industrial (IGN), Commercial Business Office (CBO)

East/Northeast/Southeast: Residential Medium Density (RMD), Industrial General (IGN), Residential Medium Density (RMD), Park Public (PKP), Industrial Business Park (IBP)/Industrial General (IGN)/ Commercial Business and Office (CBO)

South/Southwest: Industrial General (IGN)/ Industrial General (IGN)

West: Commercial Business and Office (CBO)

Adjacent zoning:

North: General Manufacturing (M-2)

East: Residential (R-1-65 and R-3), Official (O), General Commercial (C-3)

South: General Manufacturing (M-2)

West: General Commercial (C-3)

13. **Other agencies whose approval is required:** N/A

14. **Other Environmental Reviews Referenced in this Review:**

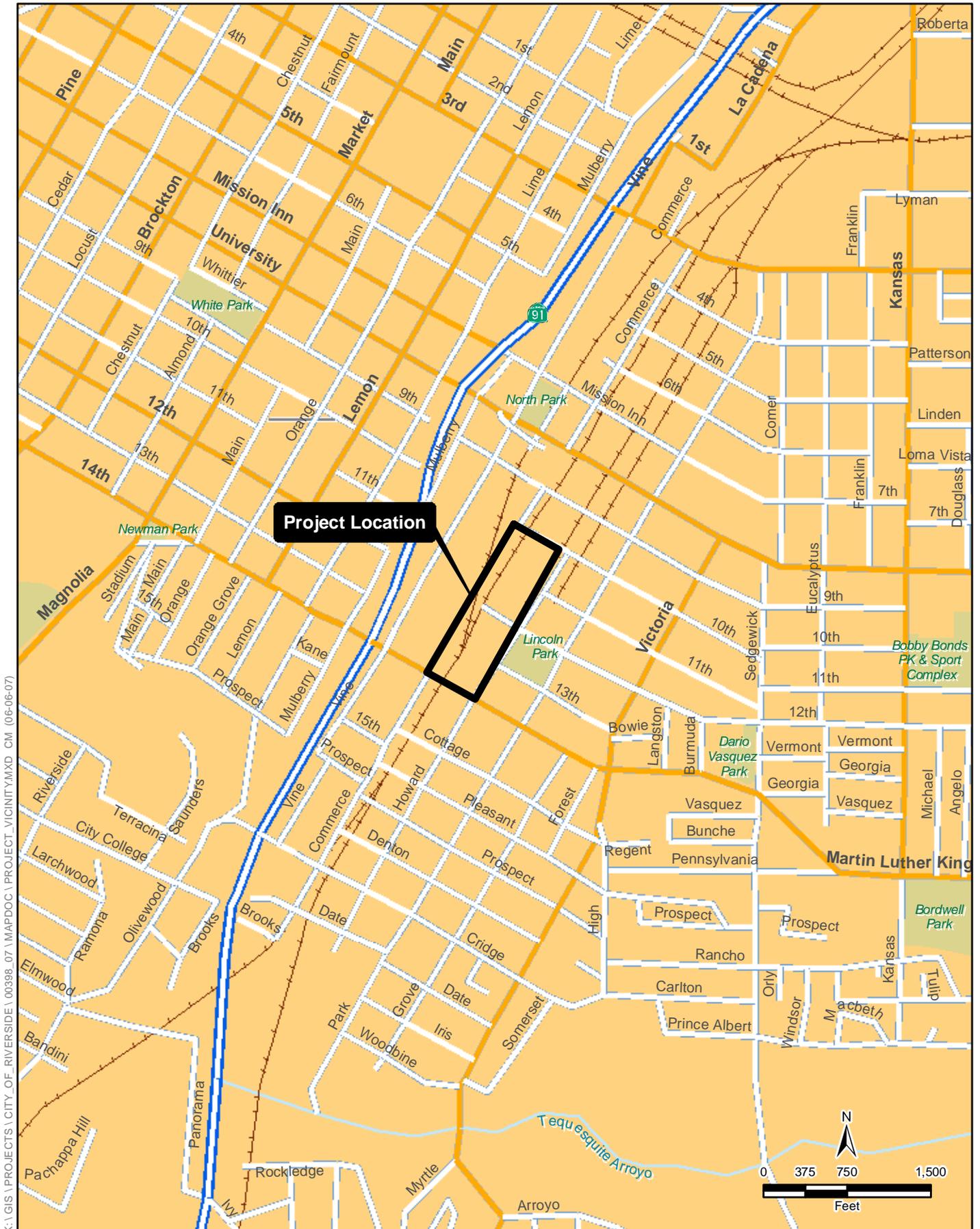
- a. City of Riverside. 1991. Riverside Marketplace Specific Plan and EIR.
- b. City of Riverside. 1994. City of Riverside General Plan.
- c. City of Riverside. 2002. Addendum to the Final Environmental Impact Report for the City of Riverside General Plan Update. Prepared by CBA, Inc. Riverside, CA.
- d. City of Riverside. 2004. Draft Program Environmental Impact Report, City of Riverside General Plan. November. Prepared by Cotton/Bridges/Associates. Prepared for the City of Riverside. Riverside, CA.
- e. City of Riverside. 2006. Final Program Environmental Impact Report, City of Riverside General Plan. November. Prepared by TCB/AECOM. Prepared for the City of Riverside. Riverside, CA.



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SOURCE: ESRI Streetmap USA (2006)

Figure 1
Regional Location
BRE Properties TOD Development EIR

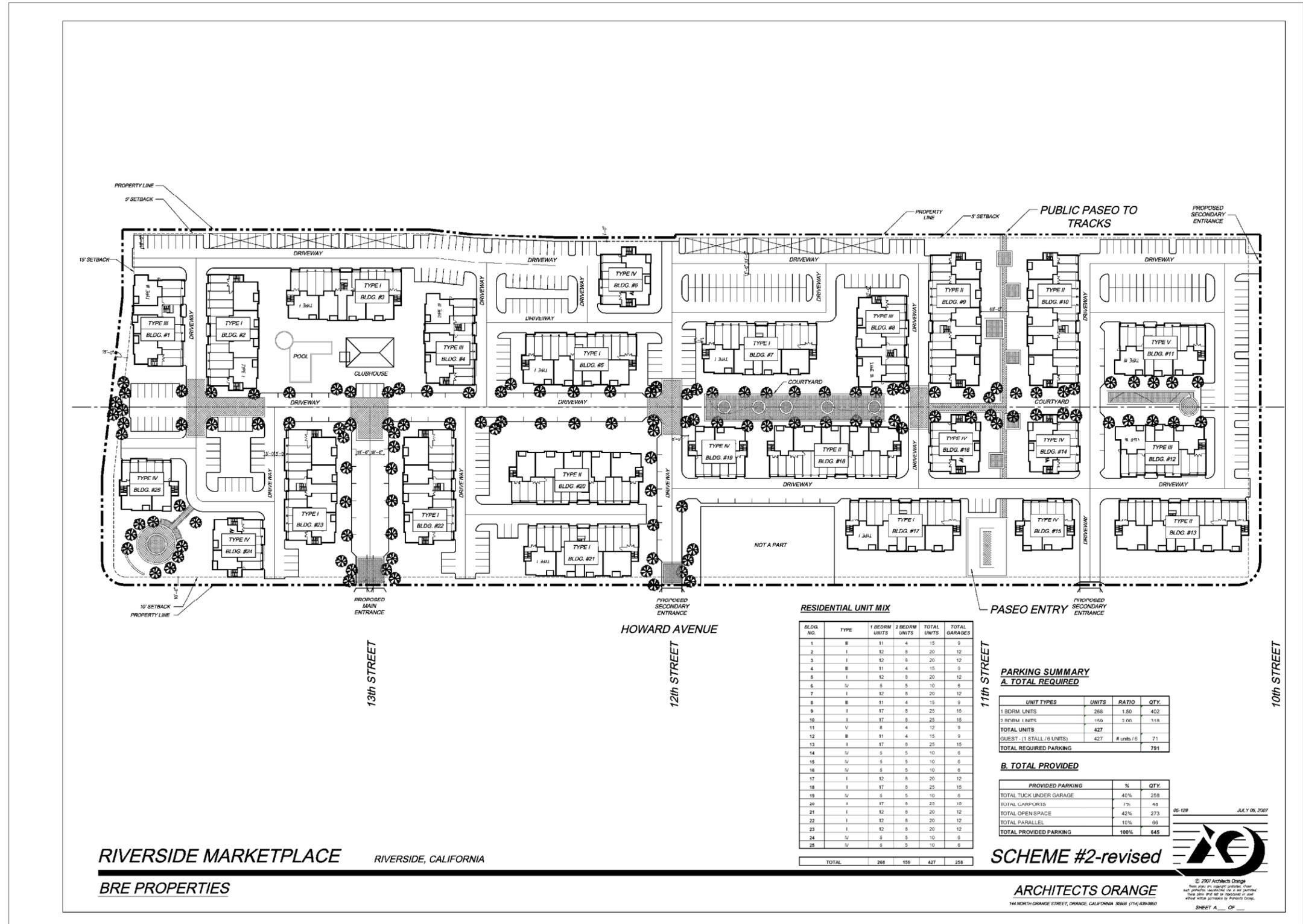


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SOURCE: ESRI Streetmap USA (2006)

Figure 2
Project Vicinity
BRE Properties TOD Development EIR

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SOURCE: Architects Orange



Figure 3
Site Plan
BRE Properties TOD Development EIR

- f. EFI Global, Inc. 2006a. *Phase II Environmental Site Assessment, ATCO Rubber Products, 3080 12th Street Riverside, CA.* Final. 98520-00339. Corona, CA. Prepared for: BRE Properties, Inc. San Francisco, CA. January 13.
- g. EFI Global, Inc. 2006b. *Phase II Environmental Site Assessment, POMA Property, 3010 11th Street Riverside, CA.* Final. 98520-00468. Ontario, CA. Prepared for: BRE Properties, Inc. San Francisco, CA. September 28.
- h. EFI Global, Inc. 2006c. *Final Supplemental Site Assessment Report MLM Property 3034 10th Street and 3087 12th Street, Riverside, CA.* Final. 98520-00368. Ontario, CA. Prepared for: BRE Properties, Inc. San Francisco, CA. September 25.
- i. EFI Global, Inc. 2006d. *Final Phase I Environmental Site Assessment, New to You Furniture Store 3021 14th Street, Riverside, CA.* Final. 98520-00497. Kirkland, WA. Prepared for: BRE Properties, Inc. San Francisco, CA. December 28.
- j. LSA. 2005. Results of Cultural Resource Constraints Analysis for the Riverside Marketplace Project, City of Riverside, California (LSA Project No. CTR531). Prepared for: City of Riverside Development Department. Riverside, CA. November.

DETERMINATION:

On the basis of this initial evaluation, which reflects the independent judgment of the city of Riverside and its Planning Division, it is recommended that:

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

The City Planning Commission find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the recommended mitigation measures have been added to the project (see attached recommended mitigation measures). A mitigated NEGATIVE DECLARATION will be prepared.

The City Planning Commission find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

The City Planning Commission find that the proposed project MAY have an impact on the environment that is “potentially significant” or “potentially significant unless mitigated” 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 Planning Commission find 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 ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.





Deputy Planning Director

7-9-07

Date



Environmental Initial Study

Project Description: See Notice of Preparation.

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 cited in the parentheses following each question. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
- 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) An answer of “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
- 4) An answer of “Less than Significant Impact” is appropriate *only* in the event there is no substantial evidence that an effect is significant.
- 5) An answer of “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less than Significant Impact.” A description of the mitigation measures is required, along with an explanation of how they reduce the effect to a less-than-significant level (mitigation measures from a previous analysis may be cross-referenced).
- 6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration. When an earlier analysis is used, the initial study shall:
 - a. **Reference earlier analyses used.** Identify earlier analyses. Unless noted otherwise, all previous environmental documents are available at the City of Riverside Planning Division.

- b. **Note 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. **Identify mitigation measures.** For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. LAND USE AND PLANNING

Would the proposal:

- a. Conflict with general plan designation or zoning?

(Sources: City of Riverside 2006a, 2006b.)

The proposed project involves the development of a 427-unit apartment complex in association with a Transit-Oriented Development within the Riverside Marketplace Specific Plan (MSP). The existing general plan land use designation for the southern portion of the site is industrial business park (IBP) and the remaining northern portion is designated general industrial (IGN). The proposed project area is zoned general manufacturing (M-2), light manufacturing (M-1), official (O), and restricted commercial (C-2) and is within the Marketplace Industrial Park Sub-Area of the MSP. An M-2 zone is intended to be an industrial district for general indoor manufacturing and wholesaling, warehousing and distribution facilities, and limited commercial support. Residential uses are not allowed under these designations. The project involves a general plan amendment to change the existing land use designation to high density residential, a rezoning request to change the existing zoning designations to multi-family residential (R-3), and an amendment to the Specific Plan to change the existing industrial park sub-area designation to a multi-family residential zone. Specific development standards for the proposed project would also be included in the specific plan amendment. These issues are considered potentially significant and will be further addressed in the EIR for the proposed project.

- b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?

(Sources: City of Riverside 1991, 1994, 2007a, MSHCP 2003.)

The proposed project site is located within the MSP. Within the MSP, the proposed project is identified for industrial use and is within the Marketplace Industrial Park Sub-Area. Residential development is not listed as a permitted or conditional use within the sub-area, and is, therefore,

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered prohibited. The proposed project is inconsistent with this designation. Additionally, the MSP emphasizes that historic features of the area should be preserved and highlighted. The proposed project site has historical significance; therefore, the proposed project is inconsistent with this goal of the MSP. This inconsistency with the MSP is a potentially significant impact and will be discussed in the EIR.

- c. Be incompatible with existing land use in the vicinity?
- (Sources: City of Riverside 2006a, 2007a.)

According to the existing general plan land use map, the neighboring land uses consist of medium-density residential, public park, commercial business/office, industrial business park, and industrial general. Additionally, the Downtown Riverside Metrolink Station is adjacent to the west of the site. The current land use designation for the proposed project site in the MSP is industrial. The proposed project would amend the land use designation to very high-density residential. This designation is not compatible with the existing mix of uses in the area. Although the project would support the City’s desire to increase transit-oriented development in the area, the very high density of the proposed project may be incompatible with the medium-density residential to the east of the site. The proposed project may result in significant impacts. Section 1c will be discussed in the EIR.

- d. Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?
- (Sources: City of Riverside 1994, 2007b.)

No agricultural resources occur on-site. The project is proposed for an already built-out urban area; therefore, no impacts on farmland, soils, or other agricultural resources and/or operations are anticipated. Section 1d will not be discussed in the EIR.

- e. Disrupt or divide the physical arrangement of an established community?
- (Source: City of Riverside 1991.)

Residential development is proposed for a site currently used by industrial and commercial buildings. The surrounding uses include industrial, mixed-use, park, and residential. The proposed site is located on the western edge of the Eastside Community Plan and within the MSP adjacent to a railroad right-of-way. The proposed project would be developed in an existing built-out urban area, replacing commercial/industrial uses with housing, and would not divide or disrupt the physical arrangement of the community. Section 1e will not be discussed in the EIR.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. POPULATION AND HOUSING

Would the proposal:

- a. Cumulatively exceed official regional or local population projections?

(Source: U.S. Census Bureau 2007.)

According to the 2000 Census, the average household size in the city is 3.02 persons. Based upon this Census data, the proposed project (427 units) would result in an increase of 1,281 persons within the city and the region. The project is sited on lands designated for industrial and manufacturing use, which do not facilitate similar population growth patterns. As a result, the proposed project may exceed population projections. Impacts are considered potentially significant. Section 2a will be discussed in the EIR.

- b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?

(Source: U.S. Census 2007.)

As mentioned above, the proposed project would add a maximum of approximately 1,281 residents as a result of the proposed 427 units to an already populated area. This represents a maximum of 0.50% growth¹ within the urban setting of the City of Riverside. This growth rate is not considered significant. Additionally, the project is proposed at a site that is currently developed within the City of Riverside, and therefore, represents an infill development project. The project would be served by existing infrastructure and utilities, and would not require any expansion of capacity to serve the proposed project. The project would not induce substantial growth, either directly or indirectly; therefore, it is considered less than significant. Section 2b will not be discussed in the EIR.

- c. Eliminate existing housing, especially affordable housing?

(Source: City of Riverside 2006a.)

The project site does not include any existing residential uses; therefore, implementation of the proposed project would not eliminate housing. The proposed project would increase housing opportunities for the city. No impacts would occur. Section 2c will not be discussed within the EIR.

¹ Based on 2000 Census population of 255,093 (U.S. Census Bureau 2007.).

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. GEOLOGY AND SOILS

Would the proposal result in or expose people to potential impacts involving:

- a. Fault rupture?

(Sources: City of Riverside 1994, 2007c.)

Fault rupture hazards would occur if a project crosses a fault or is located adjacent to a fault. The proposed project site does not lie within any fault zone. Three major faults are within a 15-mile radius of the proposed project site, including the San Andreas, San Jacinto, and Elsinore Faults. The closest fault is the San Jacinto Fault, which is 7 miles from the proposed project site at its closest point. Buildings at the proposed project site would be constructed in accordance with the seismic safety elements of the Uniform Building Code. Impacts related to fault rupture would be less than significant. Section 3a will not be discussed in the EIR.

- b. Seismic ground shaking?

(Sources: City of Riverside 1994, 2007c.)

Although no faults were mapped within the proposed project site, the San Andreas, San Jacinto, and Elsinore Faults are within 15 miles at their closest points. Each fault is capable of producing an earthquake of magnitude 6.0 or higher. Seismic ground shaking is likely to occur within the proposed project site; however, it may be less severe than places with steep hillsides. The proposed buildings would be constructed in accordance with the most up-to-date seismic safety elements of the Uniform Building Code; therefore, impacts would be less than significant. Section 3b will not be discussed in the EIR.

- c. Seismic ground failure, including liquefaction?

(Sources: City of Riverside 1994, 2007c.)

Liquefaction occurs when ground shaking causes water-saturated soils to become fluid and lose strength, and liquefaction hazards are particularly substantial along watercourses. The proposed project site is approximately 2 miles from the Santa Ana River, and lies within an area with a low-to-moderate potential for liquefaction during seismic activity. Additionally, the Riverside Canal, a feature identified on the USGS topographic map as a blue-line stream, extends along the western boundary of the site. All new construction for the proposed project would abide by the most recently adopted City and State seismic and geotechnical regulations; hence, there would be a less-than-significant impact from liquefaction and ground failure. Section 3c will not be discussed in the EIR.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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d. Seiche hazard?

(Sources: U.S. Geological Survey 1980; GoogleEarth 2007; City of Riverside 1994, 2007c.)

A *seiche* is the oscillation of the surface of a landlocked body of water, such as a lake or reservoir. A seiche can occur as a result of ground shaking from an earthquake and requires a large amount of water to be a significant hazard. The project is 2 miles upland from the Santa Ana River and approximately 3 miles from the Box Springs Dam. The proposed project is too far from these water bodies to be at risk of seiche hazard. The City does not identify any seiche hazards in the area, and no impacts would result from seiche activity. Section 3d will not be discussed in the EIR.

e. Grading on natural slopes over 10 percent?

(Sources: U.S. Geological Survey 1980; GoogleEarth 2007; City of Riverside 1994, 2007c.)

The proposed project site is relatively flat and completely developed. Grading would occur on slopes of less than 10%. No impacts would occur. Section 3e will not be discussed within the EIR.

f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?

(Sources: GoogleEarth 2007; City of Riverside 1994, 2007c.)

Due to the low topographic relief on site and the project surface coverage (asphalt, buildings, and landscaping), soil erosion from construction is expected to be minimal. However, exposed onsite soils would be particularly prone to soil erosion impacts during the construction phase of the project, especially during heavy rains. Construction activities that could increase erosion potential include grading, excavation, and hauling materials on and off the site. The potential for soil erosion will be controlled through compliance with the City’s erosion control plan requirements and compliance with the Statewide National Pollutant Discharge Elimination System (NPDES) permit for construction-related stormwater discharges, which require preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of best management practices (BMPs) for temporary erosion controls. Such measures typically include temporary catchment basins and/or sandbagging to control stormwater, prevent erosion, and contain sediment transport within the project site. Even though potential impacts may be reduced with implementation of a SWPPP and BMPs, erosion may be a significant impact. Section 3f will be discussed in the EIR.

g. Subsidence of the land?

(Sources: City of Riverside 1994, 2007c.)

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land subsidence is a gradual settling or sudden sinking of the earth’s surface due to subsurface movement of earth materials caused by groundwater extraction. The proposed project would not involve extraction of groundwater. The proposed project is an area of stable soil conditions with low shrink-swell potential; hence, no impact is anticipated. Section 3g will not be discussed in the EIR.

- h. Expansive soils?
- (Sources: City of Riverside 1994, 2007c.)

The proposed project site does not contain expansive soils that have the potential to make the site unstable and unsuitable for excavation, grading, or filling. Soils onsite include 1) Arlington fine sandy loam, deep, 2- to 8% slopes; 2) Buren fine sandy loam, 2- to 8% slopes, eroded; and 3) Hanford coarse sandy loam, 2- to 8% slopes. These are not considered expansive soils; therefore, no impacts are anticipated. Section 3h will not be discussed in the EIR.

- i. Unique geologic or physical features?
- (Sources: U.S. Geological Survey 1980, Google Earth 2007.)

The proposed project site is currently developed with commercial and industrial uses, making the occurrence of unique geologic features unlikely. However, based upon a review of the U.S. Geological Survey (USGS) topographic map (Riverside East quadrangle) and a recent aerial photograph of the area, the Riverside Canal extends along the westerly boundary of the project site. The canal may be considered a unique physical feature. Potential impacts may be significant. Section 3i will be discussed in the EIR.

4. WATER

Would the proposal result in:

- a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?
- (Source: City of Riverside 2006a.)

The project is proposed on an already graded, paved, and developed site. The project would result in approximately the same amount of impermeable surfaces as currently exist on the project site; therefore, there would be little change in the absorption rates and the amount of surface runoff. Because of the urban character of the area and the current use of the project site for commercial and industrial uses, substantial amounts of stormwater are not readily absorbed into the soil. The site currently directs surface flow to storm drains in the surrounding streets. Redevelopment of the site would not significantly alter the existing volumes of runoff and would continue to direct runoff to the same storm drains that are currently used. Therefore, less-than-significant impacts would occur

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in absorption rates, drainage patterns, or the rate and amount of surface runoff. Section 4a will not be discussed in the EIR.

- b. Exposure of people or property to water-related hazards such as flooding?

(Sources: City of Riverside 1994, 2007c; Federal Emergency Management Agency 1996.)

The proposed project site is located within the Box Springs Dam inundation area. Portions of the site lie within the 100-year flood plain of this dam (Zone A). These factors represent a potentially significant impact related to water hazards. Section 4b will be discussed in the EIR.

- c. Discharge into surface waters or other alteration of surface water quality?

(Source: City of Riverside 2006a.)

Water quality may be altered by nonpoint discharge sources. *Nonpoint sources* are pollutants found in surface water runoff originating from a variety of dispersed sources. The proposed project would produce nonpoint sources of pollution during the construction and operation phases. During construction, sediment from erosion is the pollutant most frequently encountered. Other pollutants of concern include toxic chemicals and miscellaneous wastes. A typical construction site uses many chemicals or compounds (e.g., gasoline, oils, grease, solvents, and lubricants) that can be hazardous to aquatic life should they enter a waterway. Concrete, trash, and sanitary wastes are common sources of potentially harmful materials. Additionally, oils, grease, trash, etc. may accumulate in the driveways and surface areas during operation of the proposed project. These substances can be washed into storm drains during heavy rains and then discharged into downstream surface waters, including the Riverside Canal, which extends along the westerly boundary of the project site. Impacts are considered potentially significant. Section 4c will be discussed in the EIR.

- d. Changes in the amount of surface water in any water body?

(Sources: U.S. Geological Survey 1980, Google Earth 2007.)

The proposed project site is developed and contains commercial and industrial buildings. The project would result in approximately the same amount of impermeable surfaces as currently exist on the project site; therefore, the amount of surface water runoff generated by the proposed project would be similar to the existing conditions. Generally, the site currently directs surface flow to storm drains in the surrounding streets, and redevelopment of the site would continue to direct runoff to the same surrounding storm drain system. However, the proposed project site is adjacent to the Riverside Canal, which could receive runoff from the site. Therefore, the proposed project has

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the potential to contribute to changes in the amount of surface water of this canal. Impacts are considered potentially significant. Section 4d will be discussed in the EIR.

- e. Changes in the course or direction of water movement?

(Sources: U.S. Geological Survey 1980, Google Earth 2007.)

The topographic map and recent aerial photographs of the proposed project site indicate that the Riverside Canal exists on the western edge of the property. The canal appears as a blue-line stream in the USGS map. Modification of the canal may be required due to the proximity of the canal to the development. Impacts are considered potentially significant. Section 4e will be discussed in the EIR.

- f. Changes in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?

(Source: City of Riverside 2007d.)

The City has groundwater supply wells in the Bunker Hill, Rialto-Colton, Riverside North, Riverside South, and Arlington groundwater basins, some of which are located outside of the City’s planning area. The proposed project would neither result in direct additions or withdrawals of ground waters, nor would it involve substantial excavation or cuts that would affect groundwater resources. Additionally, the proposed project would not result in loss of groundwater recharge capabilities. Currently the proposed project site contains commercial and industrial development, and most of the ground is covered by buildings or pavement. Therefore, the site does not have the capacity to serve as a significant source for groundwater recharge. With very high-density residential development replacing the existing development, no substantial change in groundwater recharge capability is expected. No impacts would occur. Section 4f will not be discussed in the EIR.

- g. Altered direction or rate of flow of groundwater?

(Sources: City of Riverside 2006a, Stoney-Miller Consultants, Inc. 2005.)

The project is being proposed on an existing commercial/industrial site. The project would not involve direct withdrawals or excavations that affect groundwater aquifers. Additionally, groundwater in the area is estimated at a depth of 75 feet, and grading and earthmoving activities for the proposed project would not reach these depths. Therefore, groundwater at the project site would not be altered by the proposed project, and no significant impacts would occur. Section 4g will not

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be addressed in the EIR.

- h. Impacts to groundwater quality?

See response 4g, above.

- i. Substantial reduction in the amount of local groundwater otherwise available for public water supplies?

(Source: Riverside Public Utilities 2006, RPU 2005.)

The City of Riverside Public Utilities Department (RPU) supplies water to the proposed project site. In 2006, 98% of RPU’s water supply came from groundwater and 2% was imported from the Western Municipal Water District. In analyzing the proposed project’s impacts on groundwater supply, the projected supply and demand in the short-term and long-term were analyzed. RPU’s estimated water supply for 2010 is 94,421 acre-feet. The estimate for 2030 is 116,421 acre-feet. The estimated demand for those two time periods is 81,254 acre-feet/year and 101,499 acre-feet/year, respectively. Based on these estimates, RPU will have a surplus of 13,167 acre-feet in 2010 and 14,922 acre-feet in 2030.

The average water use per residential account is 0.80 acre-feet/year, resulting in a project water usage of 342 acre-feet/year. This additional need does not exceed RPU’s projected surplus for 2010 or 2030, and represents approximately 2.5% of the 2010 surplus and 2.3% of the 2030 surplus. This is not considered a significant impact.

Furthermore, construction of the proposed project would not involve the use of groundwater resources or geotechnical work (i.e., tunneling) that could result in significant dewatering or groundwater consumption that would reduce the amount of local groundwater available for public water supplies. Impacts to groundwater supply would be less than significant. Section 4i will not be discussed in the EIR.

5. AIR QUALITY

Would the proposal:

- a. Violate any air quality standard or contribute to an existing or projected air quality violation?

During construction, emissions from construction equipment and construction activities have the potential to result in deteriorated air quality or localized impacts. In addition, the proposed project would result in an increase in traffic; emissions from the increased traffic also have the potential to result in deteriorated air quality. Impacts are considered potentially significant and an air quality analysis for the

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project will be prepared as part of the EIR.

- b. Create a CO hotspot, or expose individuals to CO concentrations above established standards?

Carbon monoxide (CO) hotspots are created due to idling cars. During construction, emissions from construction equipment and construction activities have the potential to result in increased CO concentrations. Additionally, while removal of commercial and industrial uses at the proposed site would reduce industrial-related trips, including semi-trucks in the area, the addition of residential development would increase residential traffic. This may result in a CO hotspot or exposure of individuals to CO concentrations above established standards. Therefore, impacts are potentially significant and will be addressed in the EIR.

- c. Expose sensitive receptors to pollutants?
(Source: City of Riverside 2006a.)

The proposed development could expose existing sensitive receptors to pollutants associated with the proposed project, as well as future sensitive receptors within the project to existing pollutants from surrounding uses. The air quality analysis in the EIR will address air quality impacts on existing and future sensitive receptors.

- d. Create objectionable odors?
(Source: City of Riverside, City of. 2006a.)

The operation of the proposed project would not create unusual or objectionable odors. Some odors that are associated with the operation of diesel engines may be released during site preparation. However, these odors are typical of urbanized environments and would be subject to construction and air quality regulations, including proper maintenance of diesel engines to minimize engine emissions. These emissions would also be of short duration and would be quickly dispersed into the atmosphere. Therefore, the proposed project would not create significant objectionable odors. Impacts would be less than significant. Section 5d will not be discussed in the EIR.

- e. Be subject to transportation demand measures?
(Source: City of Riverside 2006a.)

Transportation demand management (TDM) refers to alteration of travel behavior, usually on the part of commuters, through programs of incentives, services, and policies. TDM considers alternatives to single-occupant vehicles, such as carpooling and vanpooling, and changes in work schedules that move trips out of the peak period or eliminate them altogether. The proposed project is a transit-oriented residential

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development near the Metrolink/Amtrak station and downtown Riverside. It is being proposed to alleviate traffic congestion in the area through its close proximity to alternative modes of transportation and retail opportunities; hence, it incorporates TDM into its design. The proposed project would not be subject to transportation demand measures; no impacts would occur. Section 5e will not be addressed in the EIR.

6. TRANSPORTATION/CIRCULATION

Would the proposal result in:

- a. Increased vehicle trips or traffic congestion?

A total of up to 427 multiple-family residential units are proposed as part of the project. A traffic study would be prepared to determine the number of vehicle trips that would be added as a result of the proposed project, and any potential congestion impacts that may result. This is a potentially significant impact and will be discussed in the EIR.

- b. Reduction in Level of Service (LOS) of intersections?

The proposed project could result in potentially significant impacts from reduction in levels of service (LOS) at study intersections. A traffic study will be prepared for the proposed project and will include an LOS analysis for study area intersections. The City of Riverside Public Works Department will be consulted regarding methodology for the traffic study and the number of intersections to be analyzed for the LOS analysis. Section 6b will be discussed in detail in the EIR.

- c. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses?

Internal access roads and ingress and egress points would be designed in accordance with the City of Riverside’s regulations. However, the project would require vacating two existing alleys and the onsite portions of 11th and 12th Streets. Existing single-family residents located on the northwest corner of the intersection of 12th Street and Howard Avenue currently access their property via 12th Street. The location and design of access to these residences could result in potentially significant impacts associated with traffic safety. Section 6c will be discussed in the EIR.

- d. Inadequate emergency access or access to nearby uses?

The proposed project would include vacating two existing alleys and the onsite portions of 11th and 12th Streets, situated on the westerly side of Howard Street. Existing single-family residents located on the northwest corner of the intersection of 12th Street and Howard Avenue currently access their

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property via 12th Street. Potential impacts associated with inadequate access by residents and emergency vehicles during construction and long-term operation of the proposed project may be significant. Section 6d will be addressed in the EIR.

- e. Insufficient parking capacity on site or off site?
 (Source: City of Riverside 2007e.)

The City’s Municipal Code states: “For multiple-family dwellings, one-and-one-half parking spaces for each dwelling unit containing one bedroom, and two parking spaces for each dwelling unit containing two or more bedrooms. Such parking spaces shall be provided on the same lot or parcel for each dwelling unit. Any resulting fractional space shall be resolved to the next higher whole number. At least seventy-five percent of the total required spaces shall be in a garage or carport.” Therefore, the proposed project would require 791 parking spaces. The proposed project includes 645 parking spaces, which is not consistent with the parking requirements for multiple family dwellings. Impacts are considered potentially significant. Section 6e will be discussed in the EIR.

- f. Hazards or barriers for pedestrians or bicyclists?

The proposed project would retain clear sidewalks along its perimeter for pedestrians and bicyclists. Additionally, private and public paseos are proposed throughout the development to encourage pedestrian use. However, the proposed project would be located adjacent to a railroad right-of-way. The project plans include a gate on the western edge of the property along the railroad right-of-way to provide access to the nearby Metrolink station. Gate security and access are considered potentially significant. Section 6f will be addressed in the EIR.

- g. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
 (Source: City of Riverside 1994, 2007f.)

The proposed project would be designed as a transit-oriented development, one that promotes the use of transit and other alternative forms of transportation. The proposed project would not conflict with adopted policies supporting alternative transportation. Section 6g will not be addressed in the EIR.

- h. Rail or air traffic impacts?

The proposed project does not involve air transportation. No impacts to air traffic would occur. Air traffic impacts will not be discussed in the EIR.

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The proposed project is a TOD and would be located adjacent to a railroad right-of-way. The project would provide access to the nearby Metrolink station to encourage residents to use rail transportation. Projected local population increase associated with the project is 1,281 persons; therefore, the project may result in a number of additional passengers on the Metrolink and Amtrak rail lines. This may require additional service, thereby increasing rail traffic in the area. Impacts are considered potentially significant. Rail traffic impacts will be addressed in the EIR.

7. BIOLOGICAL RESOURCES

Would the proposal result in impacts to:

- a. Federally endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?

(Source: RCIP 2007, Jones & Stokes 2007.)

The proposed project site is within the plan areas for the Riverside County Habitat Conservation Agency Stephens’ kangaroo rat (SKR) Habitat Conservation Plan (HCP) and the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). Under the MSHCP, the project site is located outside the plan’s Criteria Area. Additionally, based upon the MSHCP Conservation Summary Report Generator for the project assessor’s parcel numbers, no special biological studies for species not yet fully covered under the plan are required. Compliance with the SKR HCP and MSHCP includes payment of a fee in support of MSHCP and SKR HCP plan goals and acquisitions. Established City procedures provide for collection of these fees prior to grading permit issuance.

The proposed project site is paved and developed with existing industrial uses. Vegetation on the site is limited to landscaping and ornamental trees; thus, the proposed project would have no impact on threatened, endangered, or rare species. Section 7a will not be discussed in the EIR.

- b. Species identified as a sensitive or special status species in local or regional plans or listings maintained by the California Department of Fish and Game?

(Source: RCIP 2007, Jones & Stokes 2007.)

See response to 7a above. Given the urban nature of the proposed project site, no potentially suitable habitat for sensitive or special status species habitat exists. The ornamental trees present within the project site would be removed outside of the nesting season (February 15 to September 15) in accordance with the requirements of the Federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 protecting active bird nests and eggs. Therefore, potential impacts to sensitive or special status species would be less than significant. Section 7b will not be

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discussed in the EIR.

- c. Locally important natural communities (e.g., sage scrub, etc.)?

(Sources: Google Earth 2007, Jones & Stokes 2007.)

The project site is paved and developed with existing warehouse uses on site; it contains no natural communities or habitat for natural communities on site. Section 7c will not be discussed in the EIR.

- d. Wetland habitat (e.g. riparian and vernal pool)?

(Source: City of Riverside 2007b, Jones & Stokes 2007.)

The project site is paved and developed with existing warehouse uses onsite. The project site contains no wetland habitats, including riparian and/or vernal pools, on site. However, the Riverside Canal extends along the westerly boundary of the project site. Due to the proximity of the canal to the project, temporary or permanent impacts may occur. A wetland delineation report will be prepared and the EIR will examine the potential for impacts to wetland resources and State or Federal jurisdictional waters associated with the Riverside Canal. Impacts are considered potentially significant. Section 7d will be discussed within the EIR.

- e. Wildlife dispersal or migration corridors?

(Source: Riverside, City of. 2007b; Jones & Stokes. 2007.)

The project site does not contain resources for wildlife dispersal or mitigation corridors. In addition, the site does not occur within a MSHCP core linkage area. Section 7e will not be discussed within the EIR.

- f. Wildlife resources pursuant to Section 711.4 of the Fish and Game Code?

(Source: Fish and Game Code Section 711.4.)

The proposed project would result in impacts to trees that could provide nesting habitat for common bird species. Native and migratory birds are addressed under Section 711.4 of the Fish and Game Code. In compliance with Section 711.4, the appropriate California Department of Fish and Game (DFG) filing fee would be paid to the County Clerk at the time that the Notice of Determination is filed. The proposed project is consistent with Section 711.4; impacts would be less than significant.

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8. ENERGY AND MINERAL RESOURCES

Would the proposal:

- a. Conflict with the General Plan Energy Element?

(Sources: City of Riverside 1994, 2007d.)

The proposed project would follow the general plan guidelines for energy conservation through design features for new construction, landscaping guidelines, and use of energy-efficient devices. Furthermore, as a transit-oriented development, the proposed project would support the City’s goal to encourage alternative transportation modes in order to reduce the consumption of non-renewable energy supplies. Thus, the proposed project would not have a significant impact. Section 8a will not be discussed in the EIR.

- b. Use non-renewable resources in a wasteful and inefficient manner?

(Source: City of Riverside 1994, 2007b.)

The proposed project is a multi-family, transit-oriented residential development. The non-renewable resources used during construction would be typical of construction projects of similar type and scale. The buildings would be built to the current building standards and would include energy-efficient fixtures, as required by local regulation, and would apply for Leadership in Energy and Environmental Design (LEED) certification for the incorporation of energy efficient design measures. Thus, the proposed project would not use non-renewable resources in a wasteful and inefficient manner. Section 8b will not be discussed in the EIR.

- c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?

(Sources: City of Riverside 1994, 2007b.)

The proposed project would not use any building materials that would create a loss of availability of a known mineral resource. The site for the proposed development is already developed and does not lie in a mineral extraction zone or mineral resource zone. Thus, the proposed project would have no impact on mineral resources. Section 8c will not be discussed in the EIR.

9. HAZARDS

Would the proposal involve:

- a. A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil,

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pesticides, chemicals, or radiation)?

(Source: EFI Global, Inc. 2006.)

The proposed project would be located on land historically developed for industrial uses, including a manufactured gas plant, a citrus-packing machinery factory, bulk fuel storage and distribution facilities, and various other industrial uses. These uses have resulted in recognized environmental conditions on site. The site requires additional evaluation and may require remediation to eliminate the potential for work in these areas to release hazardous materials into the environment. Thus, this impact is considered potentially significant and will be addressed in the EIR.

- b. Possible interference with an emergency response plan or emergency evacuation plan?

(Sources: City of Riverside 1994, 2007c.)

The Emergency Management Office within the City of Riverside Fire Department coordinates emergency response, disaster preparedness, and disaster recovery activities by activating its Standardized Emergency Management System (SEMS). The office also prepares an Emergency Operations Plan that is updated as conditions warrant. The project does not propose any new street or work on a public street that would interfere with an existing emergency response plan or emergency evacuation plan. The proposed project would comply with local regulations pertaining to emergency exits and fire hazard plans. The project would have no impact on City emergency response plans. Section 9b will not be discussed in the EIR.

- c. The creation of any health hazard or potential health hazard?

(Sources: EFI Global, Inc. 2006.)

The proposed project would be located on land historically developed for industrial uses, including a manufactured gas plant, a citrus-packing machinery factory, bulk fuel storage and distribution facilities, and various other industrial uses. These uses have resulted in recognized environmental conditions on site. The site requires additional evaluation and may require remediation to eliminate the potential for work in these areas to release hazardous materials into the environment. Thus, this impact is considered potentially significant and will be addressed in the EIR.

- d. Exposure of people to existing sources of potential health hazards?

(Sources: EFI Global, Inc. 2006.)

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The proposed project would be located on land historically developed for industrial uses, including a manufactured gas plant, a citrus-packing machinery factory, bulk fuel storage and distribution facilities, and various other industrial uses. These uses have resulted in recognized environmental conditions on site. The site requires additional evaluation and may require remediation to eliminate the potential for work in these areas to release hazardous materials into the environment. Thus, this impact is considered potentially significant and will be addressed in the EIR.

- e. Increased fire hazard in areas with flammable brush, grass, or trees?

(Source: City of Riverside 1994, 2007c.)

The proposed project site is not located within an identified high fire hazard area. In addition, the proposed project site is completely developed, with no native vegetation and few ornamental plantings. Section 9e will not be discussed within the EIR.

- f. Exposure of people to risk from airport operations?

(Source: City of Riverside 2007c.)

The proposed project site is not located within a designated Airport Safety Zone or Influence Area. Section 9f will not be discussed in the EIR.

10. NOISE

Would the proposal result in:

- a. An increase in existing noise levels?

The proposed project could increase noise during construction activities, as well as during operations from increased traffic. Additionally, the future residents could be exposed to high noise levels from existing surrounding activities, including railroad noise and vibration. A noise analysis will be prepared as part of the EIR, and any increase in noise levels resulting from the proposed project will be discussed. Construction-period noise as a result of construction activities will also be analyzed. Noise impacts on nearby sensitive receptors will be addressed in the noise analysis. Section 10a will be discussed in the EIR.

- b. Exposure to severe noise levels, including construction noise?

Although the operation of the proposed project likely would not cause severe noise levels, future residents could potentially be exposed to elevated noise levels from railroad operations.

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Additionally, the construction of the proposed project has the potential to create severe noise levels. A noise analysis will be prepared as part of the EIR. Any increase in noise levels, including noise levels associated with construction activities and railroad noise, will be analyzed. Section 10b will be discussed in the EIR.

11. PUBLIC SERVICES

Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- a. Fire protection?

(Source: City of Riverside 1994, 2007c.)

Implementation of the project would contribute additional demand for fire protection and emergency medical services, including possible additional wear on fire equipment and increased use of medical supplies. City of Riverside Fire Department provides fire protective services to the project site. The Department responds to approximately 25,000 service calls annually with each call lasting an average of six minutes. The Department arrives within seven minutes of the dispatch over 70% of the time. The Department’s goal response time is five minutes.

The nearest fire station, Station 1, is located at 3420 Mission Inn Avenue and is located less than 0.84 mile from the project site. The project may increase Riverside’s population by a maximum of 0.50% and is not expected to place a significant added burden on the Riverside Fire Department. Additionally, the site is currently developed and the Department is already serving the project site and surrounding areas. Based on the small size of the project and the short distance to the nearest fire station, the increase in service demand would not require new or additional fire facilities. Emergency vehicle access for the project would be provided by three gated access points located on Howard Avenue. Prior to final site plan approval, the applicant will submit plans to the Department for review of compliance with applicable water pressure and fire equipment regulations. The proposed project would not require new or additional fire facilities. Impacts would be less than significant. Section 11a will not be discussed in the EIR.

- b. Police protection?

(Sources: City of Riverside 1994, 2007c; Communications Division, City of Riverside Police Department 2007.)

Implementation of the project would contribute additional demand for police protection. City of Riverside Police Department provides police protective services to the project site. The Department sets two essential criteria for patrol response. The first criteria supports response to Priority One calls, the most urgent calls, within seven minutes from when the calls for service are received. This type of call is usually associated with a life-threatening event, such as a robbery in progress or an

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accident involving bodily injury. Priority Two calls, which are less urgent, are responded to within twelve minutes. Priority Two calls are not life-threatening and are incidences such as past burglary, petty theft, shoplifting, etc. The Department is in the process of transitioning to a precinct-based system for police service in the city. This new system will allow for faster responses and more personalized interface between citizens and police officers in an effort to lower crime rates. The City is divided into four precincts, each with its own station. To date, only three of the four precincts have constructed stations. The East Precinct, where the proposed project site is located, is without a station. Plans are in progress for the construction of a station for this precinct, however, until it is built, officers from this station will be deployed from the Police Field Operations Division Office, located at 8181 Lincoln Avenue.

The proposed project site is located approximately 5.28 miles from the Police Field Operations Division Office. The project may increase Riverside’s population by a maximum of 0.50% and is not expected to place a significant added burden on the Riverside Police Department. Additionally, the Department is currently patrolling the project site and surrounding areas. Based on the small size of the project and the short distance to the nearest police station, the increase in service demand would not require new or additional police facilities. Emergency vehicle access for the project would be provided by three gated access points on Howard Avenue. Prior to final site plan approval, the applicant will submit plans to the department for review of compliance with applicable safety regulations, including Crime Prevention Through Environmental Design (CEPTED) policies and specifically, the Crime Free Multi-Housing Program. The project would not require new or additional police facilities. Impacts would be less than significant. Section 11b will not be addressed in the EIR.

c. Schools?

(Source: City of Riverside 2004, 2007f; Riverside Unified School District 2007; Dixon 2007.)

The proposed project is within the Riverside Unified School District. The project would be served by Poly High School, Central Middle School, and Magnolia Elementary School. The proposed project is expected to generate approximately 90 high school students, 47 middle school students, and 162 elementary school students². Schools serving the area are currently over capacity. The additional students introduced in the area by the proposed project would further impact the over-populated schools. Therefore, impacts to schools are considered potentially significant. Section 11c will be addressed in the EIR.

d. Maintenance of public facilities, including roads?

(Sources: City of Riverside 1994, 2007d.)

² Based on generation factors of 0.21, 0.11, and 0.38, respectfully (City of Riverside 2004.)

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would be constructed on a site along existing public roads that are currently maintained by the City. Maintenance of the private drives and parking lots within the proposed development would be the responsibility of the property owner. No new public facilities that would require maintenance are proposed as part of the project. Residents at the proposed project would use surrounding public facilities. However, the population increase from the project is not substantial and is within the City’s population projections (see Issue 2, “Population and Housing”). Therefore, the additional maintenance required to public facilities due to the project’s contribution to increased population in the area is considered less than significant. Section 11d will not be discussed in the EIR.

- e. Other governmental services?
 (Sources: City of Riverside 1994, 2007f.)

Demand on other public services, such as libraries, could occur with the proposed project. The project area is served by the Riverside Library System. The library system includes five neighborhood libraries that provide books, videotapes, sound recordings, magazine subscriptions, internet access, and other resources. The Riverside Library system also includes two cybraries that provide a collection of “virtual” materials and educational resources. The Main Library, located at 3581 Mission Inn Avenue, is located approximately 1.0 mile northwest of the proposed project and is the closest of the five facilities. Given that the proposed project would only increase the population of Riverside by 0.50%, the impacts from the project on Riverside’s library system would not be significant. The proposed project does not have the potential to significantly impact any other governmental services. Section 11e will not be discussed in the EIR.

12. UTILITIES AND SERVICE SYSTEMS

Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- a. Power or natural gas?
 (Sources: City of Riverside 1994, 2007d.)

The City-owned Riverside Public Utilities Department provides electric power to the City of Riverside. Since the proposed project site is already developed, it is anticipated that power and gas infrastructure on site would not require extensive upgrades to serve the proposed project. Also, with the addition of up to 427 new households to the already built-out area, the demand for electricity and natural gas would not significantly impact the supply. Section 12a will not be discussed in the EIR.

- b. Communications systems?
 (Source: City of Riverside 2006a.)

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project site is located in an area with existing commercial and industrial buildings. Communication systems have already been established. No new construction of major communication systems is anticipated. Section 12b will not be discussed within the EIR.

- c. Local or regional water treatment or distribution facilities?

(Source: City of Riverside 2004.)

The proposed project currently produces wastewater due to the existing commercial and industrial uses on site. With implementation of the proposed project, the wastewater produced by the existing facilities would be replaced with wastewater produced by the proposed residential development. The difference in wastewater production is not expected to be significant. The proposed project has the potential to add up to 1,281 people to the area with the addition of 268 one-bedroom units and 159 2-bedroom units. This would generate approximately 137,067 gallons per day³ of wastewater. All wastewater within the City of Riverside is treated by RPU. RPU has indicated that its Riverside Regional Water Quality Treatment Plan has sufficient capacity to treat wastewater generated within the City through the year 2025. Impacts to water treatment facilities would be less than significant. Section 12c will not be discussed in the EIR.

The proposed project site currently receives water for the commercial and industrial facilities in operation. The proposed project would draw water from the same distribution facility as the existing businesses in operation on the site. The existing water distribution facilities would be sufficient to serve the proposed project. Impacts would be less than significant. Section 12c will not be addressed in the EIR.

- d. Sewer or septic tanks?

(Source: City of Riverside 2006a.)

The proposed project site is located in an urban part of the City and contains existing commercial and industrial buildings with already functional sewer lines. The proposed project would include additional sewer infrastructure on site. The population increase resulting from the proposed project would cause an increase in wastewater coming from the site. Although the City’s wastewater treatment facility has adequate capacity to serve the site, it is possible that the sewer lines serving the site do not have enough capacity to carry the additional wastewater to the treatment facility. Therefore, impacts to the sewer are considered potentially significant and will be discussed in the EIR.

³ Based on Riverside Public Utilities Sewage Generation Factors(107 gallons per day/per resident))

ISSUES (AND SUPPORTING INFORMATION SOURCES):

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e. Storm water drainage?
 (Source: City of Riverside 2006a.)

The proposed project would result in approximately the same amount of stormwater as exists on site currently. Impermeable surfaces on the project site would be similar to the existing conditions; therefore, there would be little change in the absorption rates or the amount of surface runoff. Because of the urban character of the area and the developed state of the project site, substantial amounts of stormwater are not readily absorbed into the soil. The site currently directs surface flow to storm drains in the surrounding streets. Development of the site would not significantly alter the existing volumes of runoff and would continue to direct runoff to the same storm drains that are currently used. Future site drainage would follow the existing drainage pattern; therefore, less than significant impacts would occur. Section 12e will not be discussed in the EIR.

f. Solid waste disposal?
 (Source: California Integrated Waste Management Board (CIWMB) 2005.)

Since the proposed project site is developed with commercial/industrial buildings, solid waste disposal service has already been established. Implementation of the proposed project would result in an increase in nonhazardous municipal solid waste, which is expected to be transported to the Badlands Landfill in Riverside County. This landfill currently has a capacity of 4,000 tons per day and receives approximately 2,403.5 tons of waste per day. Based upon California Integrated Waste Management Board (CIWMB) generation rates, the proposed project is expected to generate approximately 1639.9 pounds (approximately 0.82 tons) of solid waste per day⁴, which is approximately 0.051% of the remaining daily capacity for the Badlands Landfill. Therefore, impacts would be less than significant. Section 12f will not be discussed in the EIR.

g. Local or regional water supplies?

See Section 4i.

13. AESTHETICS

Would the proposal:

a. Have a demonstrable negative aesthetic effect?

The proposed project would replace existing large onsite commercial and industrial buildings with

⁴ Based on calculation 1281 residents x 1.28 lbs/resident/day.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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three- to four-story buildings to accommodate the new uses. The EIR will address the visual compatibility of the proposed development with the surrounding area in terms of building materials, height, scale, and massing. Impacts are considered potentially significant.

- b. Create light or glare?
 (Source: Jones & Stokes 2007.)

The site is currently developed with commercial and industrial buildings. The existing businesses on site do not produce considerable amounts of light or glare. There is minimal outside lighting and little in the way of glare. Implementation of the proposed project would be a considerable change to existing onsite conditions. The proposed project would include more exterior lighting and reflective surfaces than the existing onsite conditions, which may result in significant impacts from light and glare. Impacts are considered potentially significant. Section 13b will be discussed in the EIR.

- c. Affect a scenic vista or roadway?
 (Sources: City of Riverside 2007b, California Department of Transportation (Caltrans) 2007.)

The proposed project is located in a flat, urban environment adjacent to a mix of uses including railroad tracks, industrial development, and residential development. The proposed project site is currently developed with commercial and industrial uses and does not provide scenic resources for the area. The City identifies locations in Norco Hills, Sycamore Canyon Wilderness Park, and Box Springs Park that provide scenic long-distance views. Official scenic view points in the City include the peaks of Box Springs Mountain, Mt. Rubidoux, Arlington Mountain, Alessandro Heights, and the Norco Hills. The proposed project is not near any of these scenic locations and would not affect views from these locations. No impacts to scenic vistas would occur.

As for scenic roadways, according to the California Department of Transportation, there are no scenic highways near the project site. Although there are no scenic highways in the area, the City of Riverside does identify University Avenue, located approximately 0.25 mile northeast of the project site, as a scenic boulevard. There is no considerable difference in elevation between the project site and University Boulevard, so neither would be significantly visible to the other at 0.25 mile apart. The proposed project blends well with the existing residential uses to the east of the site and would not impact the views from University Boulevard. No impacts to scenic roadways would occur. Section 13c will not be discussed in the EIR.

14. CULTURAL RESOURCES

Would the proposal:

- a. Disturb paleontological resources?

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Source: City of Riverside 2003.)

Paleontological resources are plant and animal fossils dated from 3.5 million to 7,000 years ago. To date, there are no records indicating whether paleontological resources occur in the project vicinity. Given the depth that these resources are usually found, it is unlikely that they would be disturbed by activities from the proposed project. However unlikely, it is still a possibility that such resources could be encountered and a disruption or loss of a paleontological resource would be a significant impact. Therefore, impacts are considered potentially significant and will be addressed in the EIR.

- b. Disturb archaeological resources?

(Source: City of Riverside 2003, LSA 2005.)

The City of Riverside is rich in cultural history. Native Americans followed by early European settlers existed in the area well before the city was colonized in 1870. A mix of ethnicities including Japanese, Korean, African, and Mexican-Americans settled the Eastside Community Plan area of Riverside in the 1800s and early 1900s. Given the historic nature of the area, it is possible that the site could contain archaeological resources. If they are present on site, they could be disturbed or damaged by construction activities, which would be a significant impact. Therefore, impacts are considered potentially significant and will be discussed in the EIR.

- c. Have the potential to cause a physical change, which would affect historical resources, including heritage trees?

(Source: Gettis 2007, LSA 2005.)

As described in the landmark nomination approved by City Council on May 21, 1996, the proposed project site is occupied by the Food Machinery Complex (FMC), generally bounded by 10th Street to the north, 14th Street to the south, Howard Avenue to the east, and the railroad tracks to the west. The site is a State-designated Point of Historical Interest, Riverside County Landmark, and Riverside City Landmark. Demolition of this property would represent a significant impact. Section 14c will be addressed in the EIR.

According to City ordinance, heritage trees in the City of Riverside include oak trees. The proposed project site has a few ornamental trees, but they do not qualify as heritage trees.

- d. Have the potential to cause a physical change, which would affect unique ethnic cultural values, including those associated with religious or sacred uses?

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Source: City of Riverside 2003, LSA 2005.)

The area in and around the City of Riverside was home to the Cuahuilla Indians for hundreds of years. Native Americans have identified sites and landscapes that were important to the tribes that lived in the area long ago; however, this information is not in documented form. It is possible that the site has historical value associated with religious or sacred uses of the Native Americans that inhabited the Riverside area. Therefore, impacts are considered potentially significant and will be discussed in the EIR.

15. RECREATION

Would the proposal:

- a. Increase the demand for neighborhood or regional parks or other recreational facilities?

(Source: City of Riverside 2007h.)

Persons residing at the proposed project would utilize both public offsite and private onsite recreational facilities. The City of Riverside has 56 city-owned/managed public parks, four non-city-owned/managed facilities, and two State parks. There are at least five public parks within 5 miles of the proposed project site. The City divides its parks into three categories: local parks, regional/reserve parks, and signature parks. Within the local parks category are neighborhood parks and community parks. *Neighborhood parks* are defined by the City as parks that “satisfy non-programmed recreational and open space needs at locations within convenient walking distance (one-half mile) of the population they serve, estimated at three to five thousand residents. These parks typically encompass approximately ten acres of land.” The City describes *community parks* as parks that “are intended to meet the recreational and open space needs of the larger community, as well as those of the adjacent neighborhoods. Most of a community park's service population of twenty to thirty thousand people should live within one mile of the park. These parks typically are twenty to thirty acres in size and provide all of the facilities included in a neighborhood park, plus facilities for more structured activities, such as swimming pools, lighted athletic complexes, community centers, restrooms, parking, and group picnic areas. Since they provide similar facilities to neighborhood parks, community parks serve as neighborhood parks for nearby residents.” The City uses the acreages from these two types of parks to determine the need for additional parks in the city. The City’s standard for parks is to provide a total of three acres of developed park for every 1,000 residents. This is further broken down to two acres of neighborhood parks and one acre of community parks per 1,000 residents.

As the proposed project is estimated to increase population in the area by 1,281, 3.85 acres of parkland would be required for the project. While the proposed project design includes open space that could be used for recreational uses, both indoor and outdoor, additional park and recreational facilities may be required to meet local recreational needs. Therefore, impacts are considered

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potentially significant. Impact 15a will be discussed in the EIR.

- b. Affect existing recreational opportunities, including trails?

(Source: City of Riverside 2007h.)

The City of Riverside has an extensive network of trails and recreational facilities. The proposed project would not alter any existing trail or disrupt any recreational activity; therefore, no impacts are anticipated. This issue will not be addressed in the EIR.

16. MANDATORY FINDINGS OF SIGNIFICANCE

- 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, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?

(Sources: Google Earth 2007, California Department of Fish and Game (DFG) 2007, Jones & Stokes 2007, LSA 2005.)

The proposed project site is a previously developed parcel in an urban area. Currently, the proposed project site supports industrial and commercial uses. It is devoid of any natural vegetation; the few trees on the proposed project site are ornamental. There are no natural areas adjacent to the proposed project site. Therefore, the potential for finding natural communities or natural habitat is very low. The California Natural Diversity Database search did not indicate the presence of any endangered, rare, or threatened species on the proposed project site. Given the cultural history in the area of the proposed project site and its surroundings, there is a potential for finding archaeological resources on site. Additionally, the loss of the existing buildings would be a loss of historic resources, and would be a potentially significant impact.

- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?

The proposed project would be consistent with both short-term and long-term environmental goals. As a multi-family, transit-oriented development, the proposed project would provide an overall

ISSUES (AND SUPPORTING INFORMATION SOURCES):

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benefit by reducing reliance on private transportation, supporting public transportation, and ultimately reducing the number of vehicle miles traveled. Therefore, a less-than-significant impact would occur.

- c. 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, and the effects of probable future projects.)

Implementation of the proposed project would have the potential to have impacts that are individually limited but cumulatively considerable. Where the proposed project would have no impact, specifically with respect to special-status species and habitats, and energy and mineral resources, it would not contribute to cumulative impacts. In addition, issues specific to site conditions, such as site geology and soils and hazards, do not have cumulative effects. The incremental effects of the proposed project that could contribute to cumulative impacts include aesthetics (including light pollution), air quality, cultural resources, land use and planning, noise, population and housing, public services, recreation, traffic/transportation, utilities and service systems, and water. These issues will be further analyzed in the EIR, and, subsequently, their cumulative effects will also be analyzed in the EIR.

- d. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed project could potentially result in environmental effects that may cause adverse effects on human beings with regard to the following environmental areas discussed in this IS/NOP: aesthetics, air quality, geology and soils, hazards, noise, and water. As a result, impacts could be potentially significant, and these issues will be studied further in the EIR.

FINDING (to be completed by the City Planning Commission)

- It has been found that the project will not have a significant effect on the environment and a Negative Declaration **should be adopted by the City Council**. As part of this determination, the approved mitigation measures shall be required for the project. The proposed Negative Declaration reflects the independent judgment of the City of Riverside.

- Limited to Cases.

- It has been found that the project may have a significant effect on the environment and an Environmental Impact Report should be required by the City Council.

- There is no evidence before the agency that the proposed project will have any potential for adverse effect on wildlife resources, and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.

Signature *Craig Aaro* Date 7-9-07

City Planning Commission

Case Number: P07-0765

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Personal Communication

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