

*Community Development Department
Planning Division*

Specific Plan Text Amendment/Rezoning

AGENDA ITEM NO.: 4

WARD NO: 1

NEIGHBORHOOD: HUNTER INDUSTRIAL PARK

PLANNING COMMISSION HEARING DATE: February 5, 2009

I. CASE NUMBER(S): **P07-1143** (Specific Plan Text Amendment)
 P09-0002 (Rezoning)

II. PROJECT SUMMARY:

Proposal: PLANNING CASE P07-1143: Proposal by the City of Riverside to amend the Hunter Business Park Specific Plan (HBPSP) to establish a Business Support Overlay land use designation to allow certain commercial uses. The HBPSP is generally bounded between the Northerly City limits and Spruce Street, and between the 215 Freeway and easterly City limits.

PLANNING CASE P09-0002: Proposal by the City of Riverside to rezone 1.7 acres developed with a commercial center at 2255 Chicago Avenue and 1725-1735 Spruce Street from the I-SP – Industrial and Hunter Business Park Specific Plan (HBPSP) Overlay Zone to the I-BSR-SP – Industrial, Business Support Retail and HBPSP Overlay Zone, situated at the northwest corner of Chicago Avenue and Spruce Street; and to rezone 3.11 acres partially developed with a manufacturing/industrial building at 2180-2246 Iowa Avenue, situated at the northeast corner of Spruce Street and Iowa Avenue, from the BMP-SP – Business Manufacturing Park and HBPSP Overlay Zone to the BMP-BRS-SP – Business Manufacturing Park, Business Support Retail and HBPSP Overlay Zone.

2) Applicant: City of Riverside
 Community Development Department
 Planning Division
 3900 Main Street, 3rd Floor
 Riverside, CA 92522

3) Case Planner: Clara Miramontes, Principal Planner
 (951) 826-5227
 cmiramontes@riversideca.gov

III. RECOMMENDATION:

That the City Planning Commission:

1. Determine that these proposed cases will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adoption of a Negative Declaration;
2. **RECOMMEND APPROVAL** of Planning Cases **P07-1143** (Specific Plan Amendment) and **P09-0002** (Rezoning) to the City Council, based on the findings outlined in the staff report and summarized in the following and subject to the recommended conditions attached:
 - a. The proposed Specific Plan Text Amendment will provide limited retail uses to provide retail support services to one of the City's prime industrial areas which is considered to be a major employment center. The currently allowed range of uses are limited and this proposal is intended to provide needed retail services to support those working and doing business in the HBSP;
 - b. The proposed Specific Text Amendment will enhance opportunities for industrial retail support uses to locate within close proximity to industrial businesses and office parks within the HBSP;
 - c. The proposed Rezoning of the subject properties to add the Business Support Retail Overlay Zone are suitable sites for business support retail uses within close proximity to industrial uses within in the HBSP and in locations viable for limited retail uses also available to the nearby neighborhoods;
 - d. The proposed Specific Plan Text Amendment and Rezoning will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area;
 - e. The proposed Specific Plan Text Amendment and Rezoning further enhances one of the goals of HBSP to establish unique and practical planning concepts, which will enhance Hunter Business Park's competitive position in the region. This project will further enhance this goal by allowing retail services to support the business industrial work force.

IV. BACKGROUND/PROJECT DESCRIPTION:

At the request of the Hunter Park Division of the Greater Chambers of Commerce, staff has initiated the proposed Specific Plan Amendment to create a "Business Support Retail" (BSR) Overlay District that will allow limited retail uses in close proximity to the industrial, manufacturing and office business in the Hunter Business Park Specific Plan (HBSP) area (see Exhibit 9). The Hunter Park Board and staff have worked cooperatively to produce a list of permissible retail uses that will not compromise the integrity of one of the City's prime industrial areas. In addition, two sites have been identified as suitable locations for the addition of the "Business Support Retail" Overlay District. These properties include .7 acres developed with a commercial center at the northwest corner of Chicago Avenue and Spruce Street and 3.11 acres partially developed with a manufacturing/industrial building at the northeast corner of Spruce Street and Iowa Avenue (see

Exhibit 1 for location map). Any future property owners wishing to designate their property to the BSR Overlay District will be required to apply for a rezoning request.

The HBPSP was originally established in April 1988. The HBPSP provides land use regulations, development standards and design guidelines for approximately 1,300 acres of industrial, business/office parks and related uses in the northeastern portion of Riverside. The HBPSP contains three districts: General Industrial, Garden Industrial and Industrial Park (see Exhibit 4 for land use district map). While each of these districts provides for a different range of uses, they all have the common goal of accommodating a variety of industrial, business support uses and other related, compatible uses. However, limited commercial uses, such as personal services, convenience sales and business support services are only permitted within the General Industrial Land Use District, which primarily includes the areas westerly of properties fronting along Iowa Avenue (see Exhibit 5 for existing permitted uses). The currently permitted commercial uses do not allow a wide range of retail services to adequately serve the workforce of this prime industrial area. Also, the remaining two land use districts (Garden Industrial and Industrial Park) do not allow any form of retail uses, except for eating establishments, excluding drive-thru restaurants.

The proposed Specific Plan Amendment will create a “Business Support Retail” (BSR) Overlay District that will allow the following uses on a BSR designated property in the HBPSP area:

1. Office Supply Retail	12. Medical Supplies
2. Cell Phone Retailers	13. Photographic/Camera Store
3. Computer Sales/Repair	14. Nail and Tanning Salons
4. Banks and Financial Institutions	15. Small Fitness Facilities, not more than 4,000 sq.ft. in size
5. Dry Cleaning	16. Blueprint Store
6. Shoe Repair	17. Tailor Shop
7. Florist	18. Weight Loss Centers
8. Postal Services	19. Restaurants, excluding drive-thru
9. Bakery	20. Medical Supply Sales
10. Beauty/Barber Shop	21. Photographic/Camera Shops
11. Day Spa	22. Other Similar Uses, subject to the approval of the Planning Director

V. LOCATION/SURROUNDING LAND USES FOR PROPERTIES TO BE REZONED:

	2255 Chicago Avenue and 1725-1735 Spruce Street	2180-2246 Iowa Avenue
North	Industrial Office	Office Industrial
East	Industrial Office	Vacant Land
South	Industrial Office	Apartment Complex
West	Industrial	Office Industrial/Warehousing

VII. PROJECT ANALYSIS:

- **General Plan/Specific Plan/Zoning Conformance:**

	2255 Chicago Avenue and 1725-1735 Spruce Street	2180-2246 Iowa Avenue
General Plan	Industrial	Business Office Park
Specific Plan	General Industrial	Garden Industrial
Zoning	Industrial	Business Manufacturing Park

Specific Plan Amendment

The HBPSP is intended to provide opportunities for job producing industrial, office and business park uses with a limited range of retail uses. These retail uses are generally allowed only in commercial zones. Overtime, it has become evident that a limited range of retail uses are needed to serve the growing workforce in the Hunter Business Park, as well as the visitors doing business in the area. Currently, people need to drive outside of the area contributing to traffic congestion, impacting air quality and sacrificing time. Planning staff is concerned about allowing general retail uses in the HBPSP. This would take away valuable job-producing industrial land for retail uses and could even take retail sales businesses from designated commercial areas. However it is clear that retail support uses are needed to serve this area. Therefore, staff supports the application of an Overlay District, which will allow a limited range of support retail use to serve the HBPS area without opening the door to widespread commercial zoning.

Rezoning

As discussed above, the intent of the Business Support Retail (BSR) Overlay Zone is to allow for support retail uses at strategic locations. As such, after careful consideration to the application of the overlay district, two sites have been identified at this time as particularly suitable for the BSR Overlay District, which have the support of the property owner and the Hunter Park Division of the Greater Chamber of Commerce.

The first site is a partially developed 3.11-acre parcel developed with an existing industrial building at the northeast corner of Spruce Street and Iowa Avenue. This property is located along two arterial streets at a gateway into the Hunter Business Park. It is also at the fringe of the HBPSP, ideally, situated to serve not only the Hunter Business Park, but also the nearby residential neighborhood. No development plans are proposed at this time for this property. Any future development shall be subject to Design Review approval and other required entitlements

The second site is a .7-acre parcel located at the northwest corner of Spruce Street and Chicago Avenue. This site is already developed with a free standing restaurant and a multi-tenant commercial building. It has good access to the industrial businesses and is readily available for retail uses.

VIII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to all property owners 300-feet of the properties to be rezoned. A notice of the proposed specific plan amendment was published on the local newspaper. No correspondence has been received by staff. As mentioned earlier in this report, staff has been working with the Hunter Park Division of the Greater Chambers of Commerce in developing a process to allow needed retail support uses in the Hunter Park without compromising this area's prime industrial classification. The proposed list of permitted uses under the BSR Overlay District was a compilation of uses determined by the Hunter Park board members and interested business owners in the Hunter Park area. As well, the two properties to be rezoned for the addition of the overlay district were determined in cooperation of the property owners and the Hunter Park board. Staff and the Hunter Park Division are in full support of this proposal which will aid in meeting the retail services needs of the business community in the Hunter Park area.

IX. EXHIBITS:

1. Location/Zoning
2. General Plan
3. Aerial Photograph
4. Hunter Business Park Specific Plan Land Use Districts Map
5. Existing Permitted Uses Matrix
6. Revised Permitted Uses Matrix with Business Support Retail Overlay District
7. Proposed Business Support Retail Overlay District to HBSP
8. Proposed Rezoning Map
9. Letter from Hunter Park Division of the Greater Riverside Chambers of Commerce

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P07-1143 (Specific Plan Text Amendment)

Meeting Date: February 5, 2009

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

Case Specific

- **Planning**

1. The Hunter Business Park Specific Plan shall be amended to add a Business Support Overlay District, as shown on Exhibits 6 and 7.
2. The Planning Division shall revise the exhibits and text of the Hunter Business Park Specific Plan as appropriate, in conformance with the standards discussed in the body of the report and Exhibits 6 and 7.
3. The City Attorney's Office shall prepare the appropriate Resolution for Council adoption of the Specific Plan amendment.

Standard Conditions

- **Planning**

4. There shall be a two-year time limit in which to satisfy the following conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.

- **Public Works**

5. No conditions.

- **Public Utilities**

6. No conditions.

- **Park and Recreation**

7. No conditions.

GENERAL INFORMATION NOTES

Appeal Information

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

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Planning Case P09-0002 (Rezoning)

Hearing Date: February 5, 2009

● **Planning**

1. The Business Support Retail Overlay District shall be applied to the properties shown in Exhibit 8.
2. All conditions of Planning Case P07-1143 shall be completed prior or concurrently with the finalization of this rezoning.

Standard Conditions

● **Planning**

3. The City Attorney's Office shall prepare the appropriate rezoning ordinance for Council adoption.
4. The City shall initiate finalization of this rezoning.
5. In approving this case, it has been determined that the proposed project could have the potential for adverse effects on wildlife resources and the applicant is responsible for payment of Fish and Game fees at the time the Notice of Determination is filed with the County. If fees have been paid for the same property under the previously approved project, no additional Fish and Game fees are required upon proof of payment.
6. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
7. All necessary parcel description describing the exact area to be rezoned shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required to be on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.

● **Public Works**

8. None

● **Public Utilities**

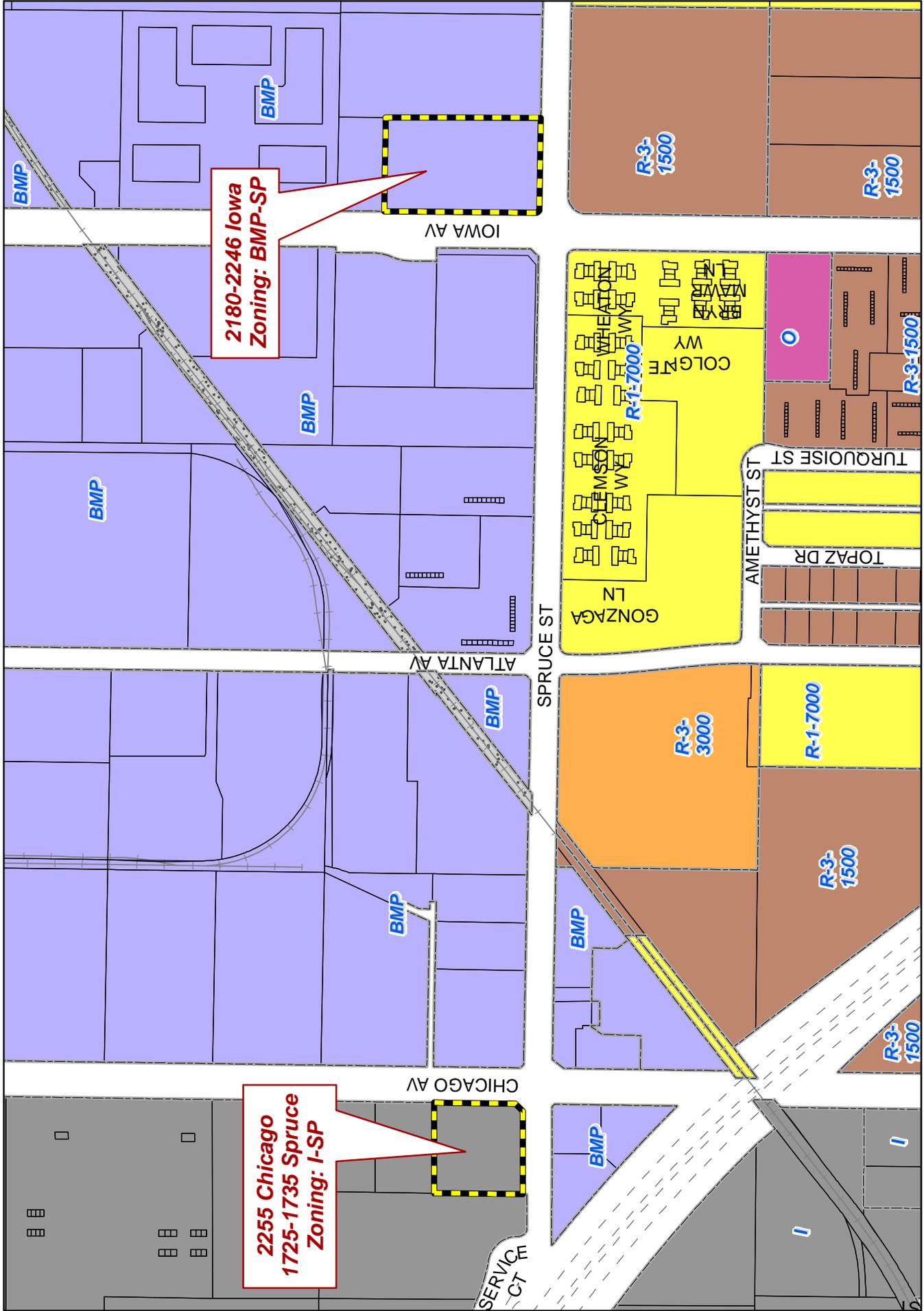
9. None

● **Park and Recreation**

10. None

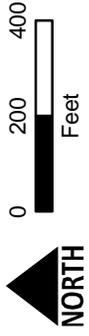
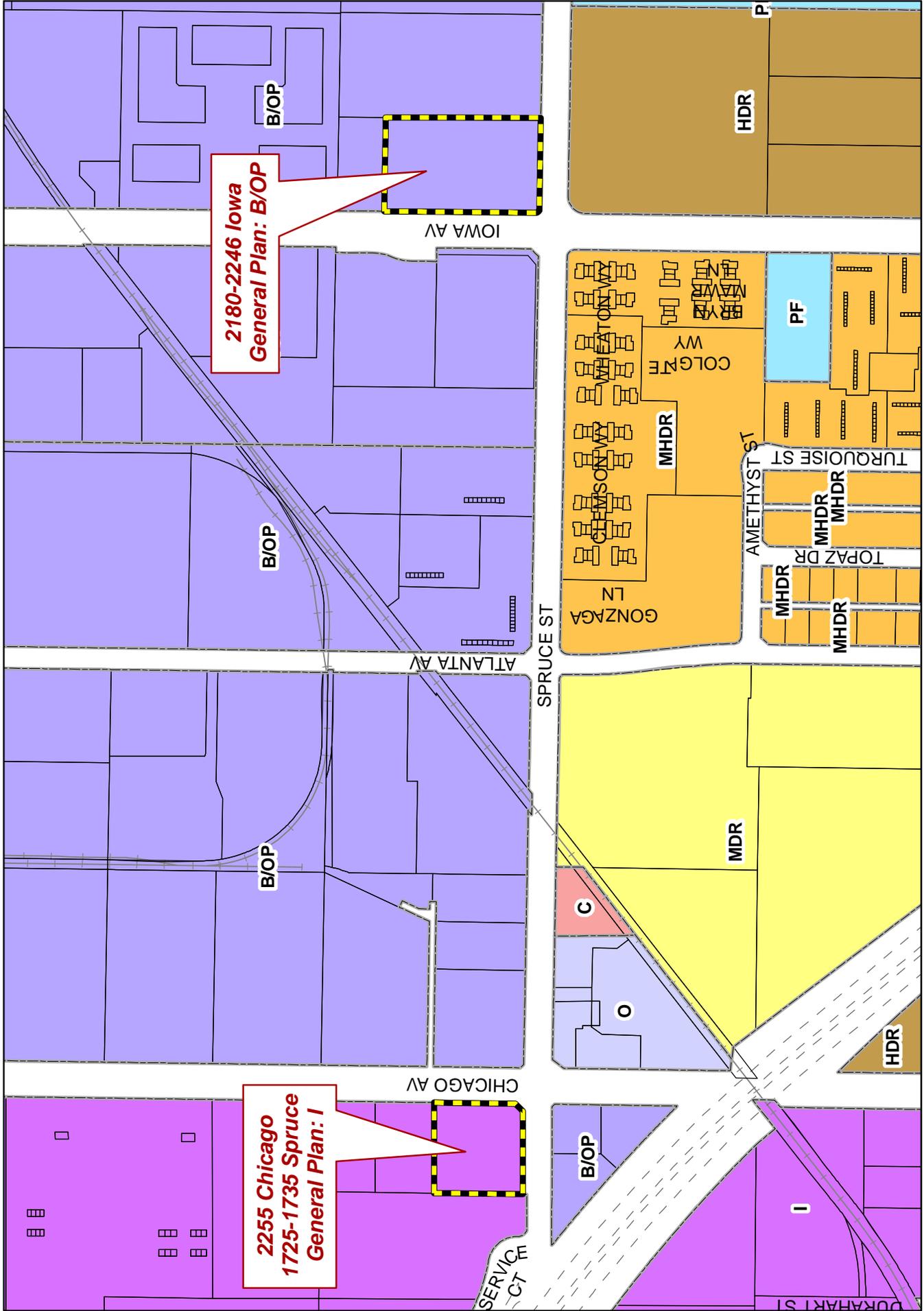
GENERAL INFORMATION NOTES

1. Appeal Information
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 - b. Appeal filing and processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall.

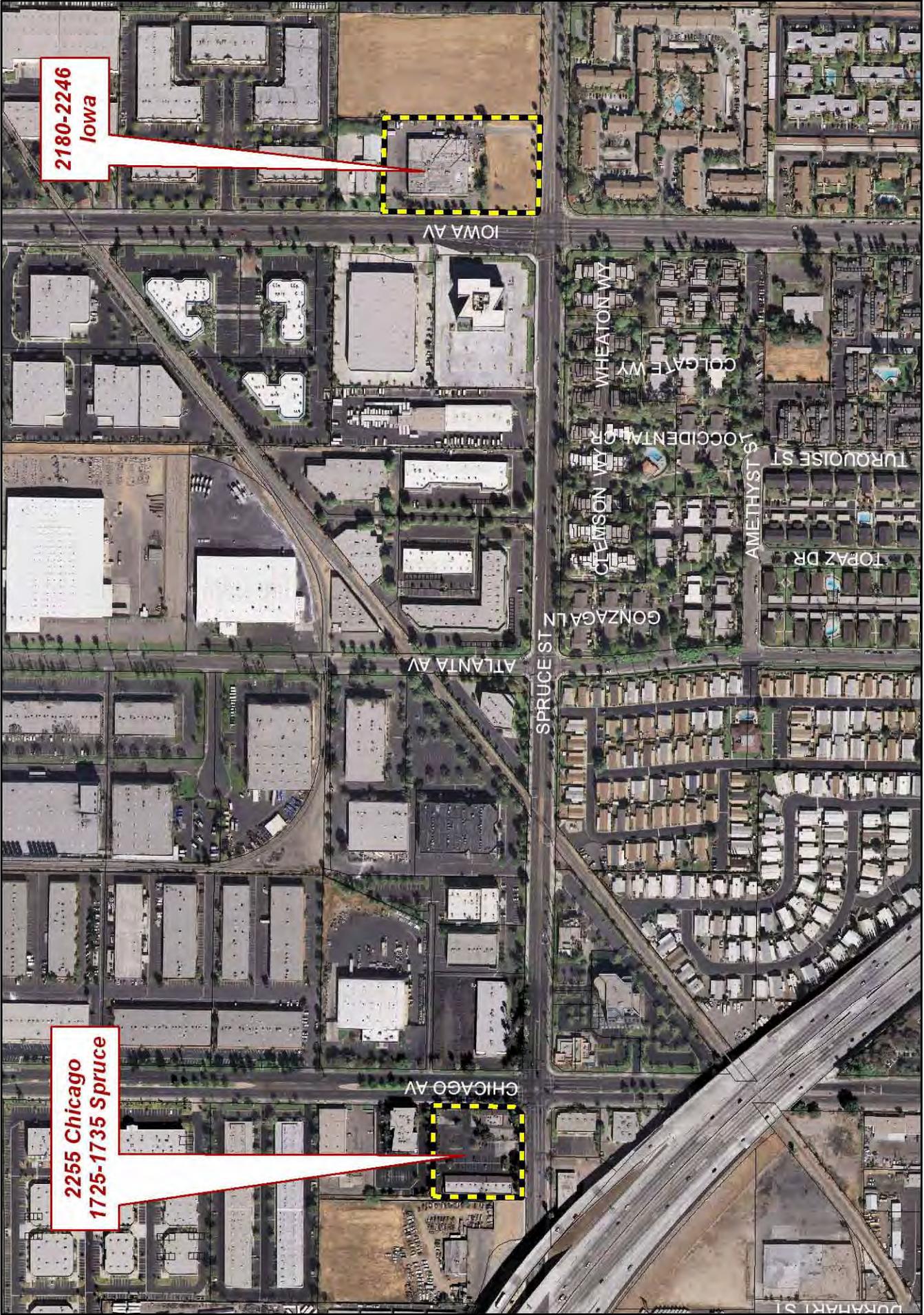


P07-1143/P09-0002, Exhibit 1 - Existing Zoning





P07-1143/P09-0002, Exhibit 2 - General Plan



P07-1143/P09-0002, Exhibit 3 - 2008 Aerial Photo

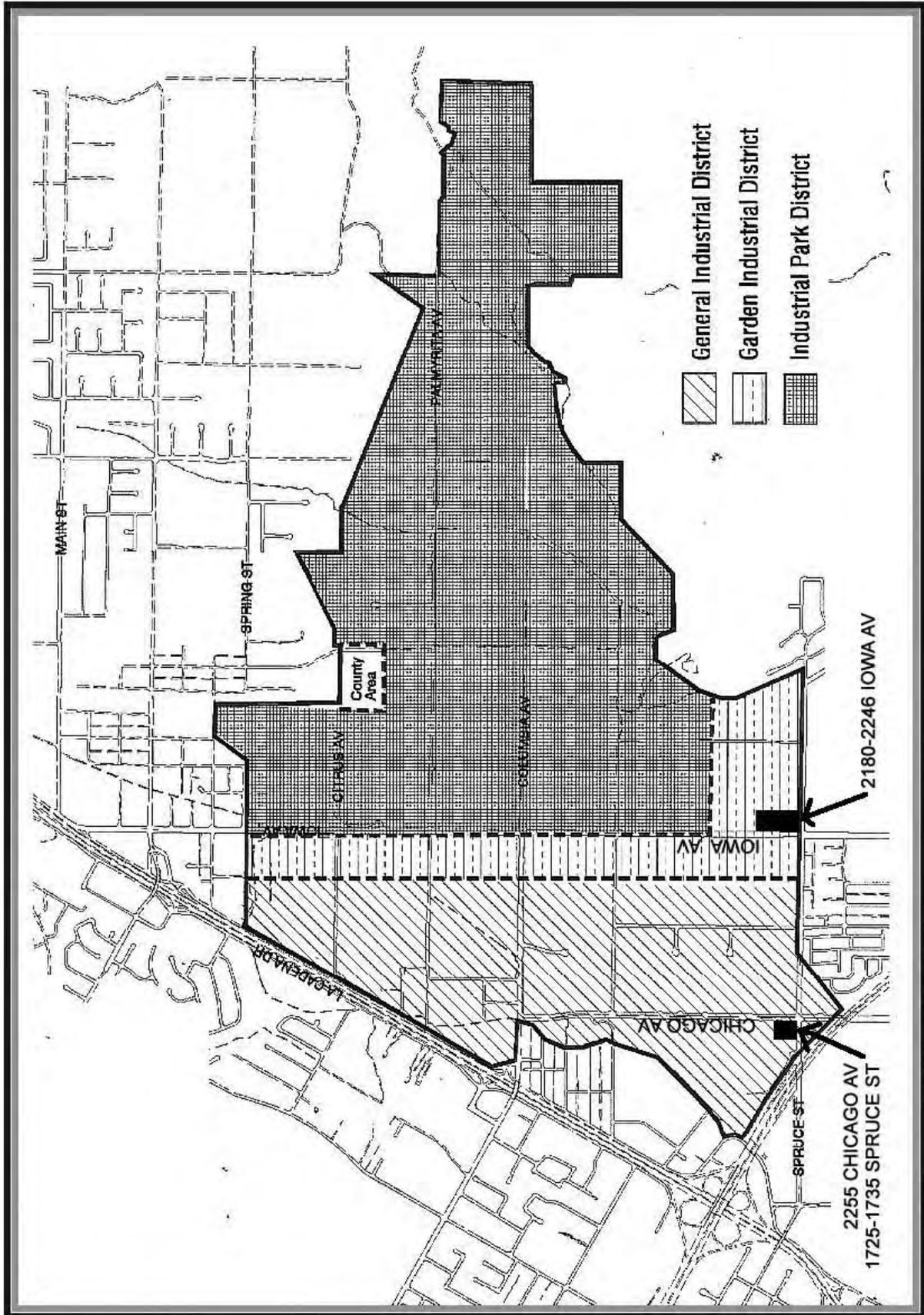


Figure II — 1 Existing Land Use

P07-1143/P09-0002, Exhibit 4 - Hunter Business Park SP Land Use Districts

ZONING	PERMITTED USES										Industrial Park District	
	General Industrial District					Garden Industrial District						
	MP-BP	MP	M-1	M-2	C-3	RO	RI	MP	MP	MP		
INDUSTRIAL/MANUFACTURING												
Wholesale Distribution		P	P	P								MP
Warehousing/Storage		P	P	P								P
Manufacturing		P	P	P								P
Research and Development		P	P	P								P
Publishing and Printing		P	P	P								P
Ancillary Retail Sales On-Site		P	P	P								P
Off-Site Retail Sales		P	P	P								P
Wholesale Showrooms		P	P	P								P
OFFICE												
Office and Administrative		P	P	P	P	P	P	P	P	P	P	P
RETAIL												
Convenience Sales					P	P						z
Eating and Drinking (part of a multi-tenant industrial park)		P	P	P	P	P						P
Eating and Drinking (freestanding building)					P	P						
Business Supply Retail		P			P	P						
Building Supplies and Sales					P	P						
SERVICES												
Automotive Rental					P	P						
Automotive Service Station		CUP	CUP	CUP	CUP	CUP						
Building Maintenance Services					P							
Business Support Services		P			P	P						
Heavy Equipment Sales and Rental												
Medical/Health Care Services		P	P	P	P	P						P
Personal Services		P			P	P						
Recreational Facilities		CUP	CUP		CUP	P						CUP
Repair Services		P			P							CUP
DESIGN STANDARDS FOR SPECIFIC PLAN AREA												
Minimum Parcel Size ***	Per Underlying Zone											
Minimum Lot Width ****	Per Underlying Zone											
Building Site Coverage	Not Greater than 50%											
Building Height	As Defined for Each Parcel per the Existing Zoning											
Building Setbacks from Major Secondary Street ***	Average 50 Feet, Minimum 40 Feet											
Building Setbacks from Local Streets	Per Underlying Zone											
Interior Building Setbacks	Side and Rear, Minimum 20 Feet											
Parking Setbacks ***	20 Feet All Zones											
Parking Standards	To Be Determined by Use Within Structure (Per Title 19)											
Tenancy	Multiple Tenant Parcels Permitted											
NOTES												
* Permitted Use with Design Review Approval												
** Permitted Use Normally Allowed in the Zoning Classification above are Prohibited in this Specific Plan Area												
*** Permitted Within a Completely Enclosed Building												
**** Permitted under a master plan and associated design guidelines as outlined in 1.1 may be less than one acre, with widths less than 140 feet per City Planning Commission approval. In addition, a front yard setback of twenty feet is permitted and interior side and rear yard setbacks may be reduced to zero upon City Planning Commission approval.												
CUP - Conditional Use Permit with Approval by Planning Commission												
Sine per Title 19												

P07-1143/P09-0002, Exhibit 5 Existing Permitted Uses Matrix

Table III — 1: Land Use Matrix



ZONING	General Industrial District							Garden Industrial District			Industrial Park District		
	MP-BP	MP	M-1	M-2	C-2	C-3	RO	RI	MP	MP	MP	MP	
INDUSTRIAL/MANUFACTURING													
Wholesale Distribution	P	P	P	P					P			P	
Warehousing/Storage	P	P	P	P					P			P	
Manufacturing	P	P	P	P					P			P	
Research and Development	P	P	P	P					P			P	
Publishing and Printing	P	P	P	P					P			P	
Ancillary Retail Sales On-Site	P	P	P	P					P			P	
Off-Site Retail Sales	P	P	P	P					P			P	
Wholesale Showrooms	P	P	P	P					P			P	
OFFICE													
Office and Administrative	P	P	P	P	P	P	P	P	P			P	
RETAIL													
Convenience Sales					P	P						*	
Eating and Drinking (part of a multi-tenant industrial park)	P	P	P	P	P	P			P			P	
Eating and Drinking (freestanding building)					P	P							
Business Supply Retail	P				P	P							
Building Supplies and Sales					P	P							
SERVICES													
Automotive Rental					P	P							
Automotive Service Station	CUP	CUP	CUP	CUP	CUP	CUP						P	
Building Maintenance Services			P	P								P	
Business Support Services	P				P	P	P						
Heavy Equipment Sales and Rental													
Medical/Health Care Services	P	P	P	P	P	P						P	
Personal Services	P				P	P							
Recreational Facilities	CUP	CUP			CUP	P						CUP	
Repair Services	P				P	P						CUP	
DESIGN STANDARDS FOR SPECIFIC PLAN AREA													
Minimum Parcel Size ****	One Acre												
Minimum Lot Width ****	140 Feet												
Building Site Coverage	Not Greater than 50%												
Building Height	45 Feet												
Building Setbacks from Major Secondary Street *** , ****	Average 50 Feet; Minimum 40 Feet												
Building Setbacks from Local Streets	Per Underlying Zone												
Interior Building Setbacks	Side and Rear; Minimum 20 Feet												
Parking Setbacks ***	20 Feet All Zones												
Parking Standards	To Be Determined by Use Within Structure (Per Title 19)												
Tenancy	Multiple Tenant Parcels Permitted												
NOTES													
P = Permitted Use with Design Review Approval CUP = Conditional Use Permit with Approval by Planning Commission Signs per Title 19													
Certain Uses Normally Allowed in the Zoning Classifications above are Precluded in this Specific Plan Area.													
Business Support Retail Overlay Zone may be applied to a specific property subject to the approval of a Rezoning request, in accordance with Chapter 19.180 of the Municipal Code. See Section III.F of the Specific Plan for list of Permitted Uses.													
** — Permitted Within a Completely Enclosed Building *** — Columbia, Marlborough, Spruce, Iowa, Chicago and Columbia Loop Easterly of Iowa													
**** — Parcels approved under a master plan and associated design guidelines as outlined in 1.1 may be less than one acre, with widths less than 140 feet per City Planning Commission approval. In addition, a front yard setback of twenty-feet is permitted and interior side and rear yard setbacks may be reduced to zero upon City Planning Commission approval.													

Section III of the Hunter Business Park Specific Plan shall be amended to add the following:

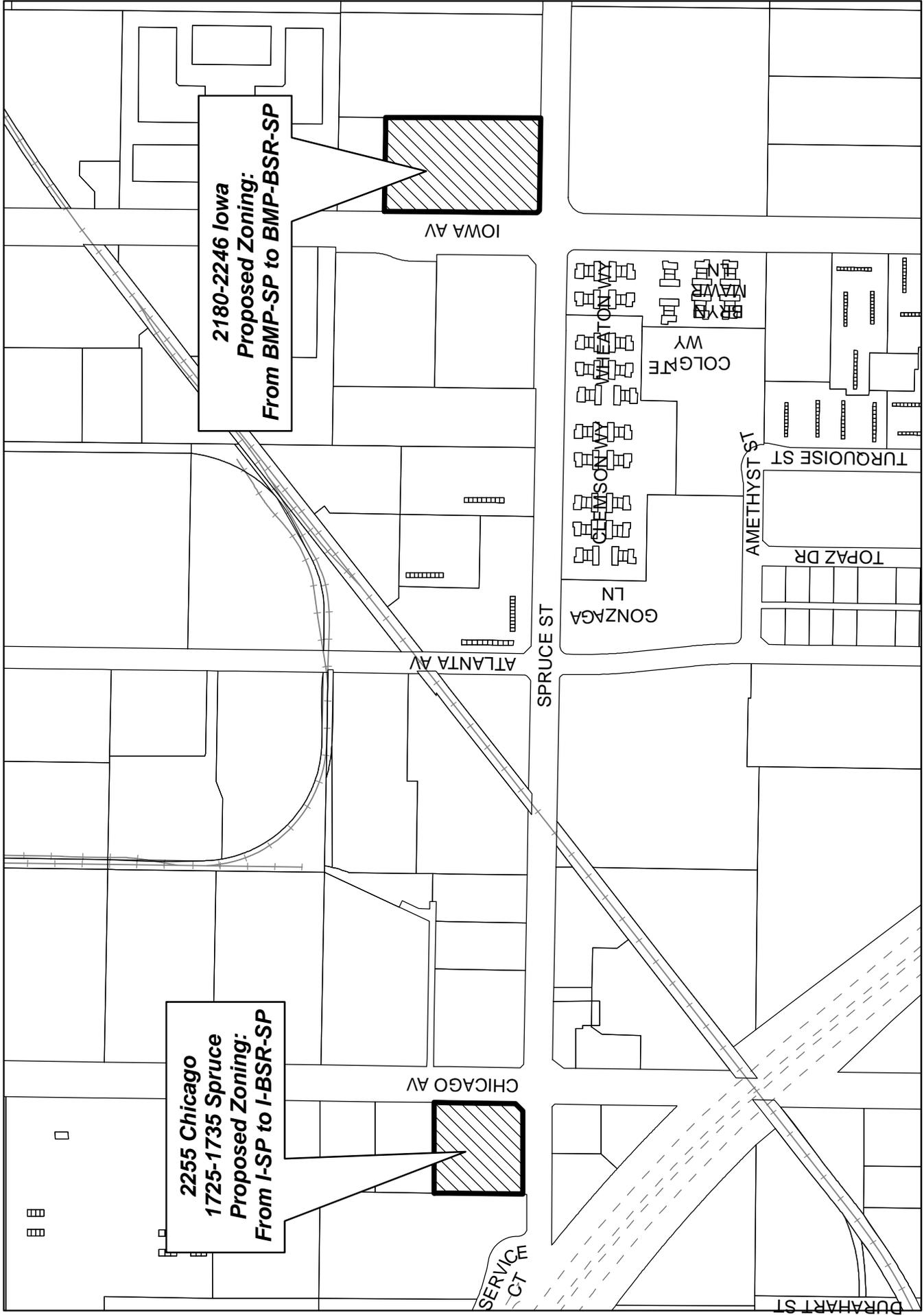
F. Hunter Business Park Business Support Retail “BSR” Overlay District

The Business Support Retail Overlay District is primarily intended to allow for support retail uses in areas generally located along arterial streets within centralized locations accessible to the industrial businesses and visitors doing business in the Hunter Park. The application of the BSR Overlay District shall require a Rezoning request, in accordance with Section 19.810 of the Municipal Code.

The following uses shall be allowed in addition to all other uses permitted by the underlying land use district within the Hunter Business Park Specific Plan:

1. Office Supply Retail
2. Cell Phone Retailers
3. Computer Sales/Repair
4. Banks and Financial Institutions
5. Dry Cleaning
6. Shoe Repair
7. Florist
8. Postal Services
9. Bakery
10. Beauty/Barber Shop
11. Day Spa
12. Medical Supplies
13. Photographic/Camera Store
14. Nail and Tanning Salons
15. Small fitness facilities, not more than 4,000-square-feet in size
16. Blueprint Store
17. Tailor Shop
18. Weight Loss Centers
19. Restaurants, excluding drive-thru
20. Medical Supply Sales
21. Photographic/Camera Shops
22. Other similar uses, subject to the approval of the Planning Director

**P07-1143/P09-0002
Exhibit 7**

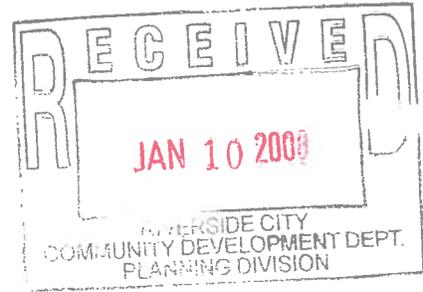


P07-1143/P09-0002, Exhibit 8 - Proposed Zoning



GREATER RIVERSIDE CHAMBERS OF COMMERCE

The Chamber...building a stronger local economy.



January 3, 2008

Mr. Ken Gutierrez &
Members of Planning Commission
3900 Main Street, 3rd Floor
Riverside, CA 92522

RE: Hunter Park Specific Plan Amendment – Retail Uses

Dear Mr. Gutierrez & Planning Commissioners:

The Hunter Park Division of the Greater Riverside Chambers of Commerce continues to support amendments allowing retail uses in the Hunter Park Specific Plan. To have continued growth in the area including successful integration of the Metro Link and RTA, we feel it is vital to allow ancillary uses as a part of the Hunter Park Specific Plan. The types of uses that we feel would be beneficial are: coffee/sandwich shop, beauty/nail salon, office supplies, dry cleaners and convenience sales.

Thank you for your consideration regarding this matter.

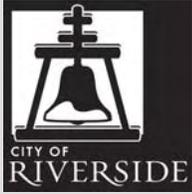
Sincerely,

Cindy Roth
President/CEO

Brian Hawley
President
Hunter Park Division

CR/jh

P07-1143/P09-0002, Exhibit 9



Draft Negative Declaration

1. **Case Number:** **P07-1143** (Specific Plan Text Amendment)
P00-0002 (Rezoning)
2. **Project Title:** Hunter Business Park Specific Plan
3. **Hearing Date:** February 5, 2009
4. **Lead Agency:** City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Clara Miramontes

Phone Number: (951) 826-5168
6. **Project Location:** Hunter Business Park Specific Plan
1725-1735 Spruce Street
2180-2246 Iowa Avenue
7. **Project Applicant/Project Sponsor's Name and Address:**

City of Riverside
3900 Main Street
Riverside, Ca 92522
8. **General Plan Designation:** 1725-1735 Spruce Street/2255 Chicago Avenue: Industrial
2180-2246 Iowa Avenue: Business Office Park
9. **Zoning:** 1725-1735 Spruce Street/2255 Chicago Avenue: Industrial
2180-2246 Iowa Avenue: Business Manufacturing Park
10. **Description of Project:**

At the request of the Hunter Park Division of the Greater Chambers of Commerce, staff has initiated the proposed Specific Plan Amendment to create a "Business Support Retail" (BSR) Overlay District that will allow limited retail uses in close proximity to the industrial, manufacturing and office business in the Hunter Business Park Specific Plan (HBPSP) area (see Exhibit 9). The Hunter Park Board and staff have worked cooperatively to produce a list of permissible retail uses that will not compromise the integrity of one of the City's prime industrial areas. In addition, two sites have been identified as suitable locations for the addition of the "Business Support Retail" Overlay District. These properties include .7 acres developed with a commercial center at the northwest corner of Chicago Avenue and Spruce Street and 3.11 acres partially developed with a manufacturing/industrial building at the northeast corner of Spruce Street and Iowa Avenue

(see Exhibit 1 for location map). Any future property owners wishing to designate their property to the BSR Overlay District will be required to apply for a rezoning request.

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11. Existing Land Use and Setting

The intent of the Business Support Retail (BSR) Overlay Zone is to allow for support retail uses at strategic locations. As such, after careful consideration to the application of the overlay district, two sites have been identified at this time as particularly suitable for the BSR Overlay District, which have the support of the property owner and the Hunter Park Division of the Greater Chamber of Commerce.

The first site is a partially developed 3.11-acre parcel developed with an existing industrial building at the northeast corner of Spruce Street and Iowa Avenue. This property is located along two arterial streets at a gateway into the Hunter Business Park. It is also at the fringe of the HBPSP, ideally, situated to serve not only the Hunter Business Park, but also the nearby residential neighborhood. No development plans are proposed at this time for this property. Any future development shall be subject to Design Review approval and other required entitlements

The second site is a .7-acre parcel located at the northwest corner of Spruce Street and Chicago Avenue. This site is already developed with a free standing restaurant and a multi-tenant commercial building. It has good access to the industrial businesses and is readily available for retail uses.

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

Adjacent Existing Land Use:

	2255 Chicago Avenue and 1725-1735 Spruce Street	2180-2246 Iowa Avenue
North	Industrial Office	Office Industrial
East	Industrial Office	Vacant Land
South	Industrial Office	Apartment Complex
West	Industrial	Office Industrial/Warehousing

Adjacent zoning:

	2255 Chicago Avenue and 1725-1735 Spruce Street	2180-2246 Iowa Avenue
North	Industrial	Business Manufacturing Park
East	Business Manufacturing Park	Business Manufacturing Park
South	Business Manufacturing Park	R-3-1500 – Multiple Family Residential
West	Industrial	Business Manufacturing Park

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

- a. None

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

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. Hunter Business Park Specific Plan

15. **Acronyms**

GP 2025 -	General Plan 2025
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
MSHCP -	Multiple-Species Habitat Conservation Plan
SCAG -	Southern California Association of Governments
RCP -	Regional Comprehensive Plan
RTP -	Regional Transportation Plan
SCAQMD -	South Coast Air Quality Management District
AQMP -	Air Quality Management Plan
RCALUCP -	Riverside County Airport Land Use Compatibility Plan
SWPPP -	Storm Water Pollution Prevention Plan
WQMP -	Water Quality Management Plan
MARB/MIP -	March Air Reserve Base/March Inland Port
AICUZ -	Air Installation Compatible Use Zone Study
MJPA-JLUS -	March Joint Powers Authority - Joint Land Use Study
SKR-HCP -	Stephens' Kangaroo Rat - Habitat Conservation Plan
RUSD -	Riverside Unified School District
AUSD -	Alvord Unified School District
WMWD -	Western Municipal Water District
EMWD -	Eastern Municipal Water District
USGS -	United States Geologic Survey
FEMA -	Federal Emergency Management Agency
GIS -	Geographic Information System
RMC -	Riverside Municipal Code
NCCP -	Natural Communities Conservation Plan
RPU -	Riverside Public Utilities
LHMP -	Local Hazard Mitigation Plan
EOP -	Emergency Operations Plan
OEM -	Office of Emergency Services

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

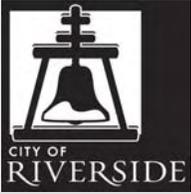
The City of Riverside finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated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

Signature _____

Date _____

Printed Name & Title _____

For City of Riverside



Environmental Initial Study

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1a. Response: (Source: General Plan 2025, GP 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways) The project involves the rezoning of the subject properties and the addition of an overlay district without any physical improvements. Therefore, there will be no impact on aesthetic or scenic resources.				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1b. Response: (Source: General Plan 2025 and GP 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways) The project involves the rezoning of the subject properties and the addition of an overlay district without any physical improvements. Therefore, the proposed project will not impact a scenic resource.				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1c. Response: (Source: General Plan 2025, GP 2025 FPEIR, GP 2025 Zoning Code, Citywide Design and Sign Guidelines) The project only involves the rezoning of the subject properties and adding an overlay district to an existing Specific Plan. No development is proposed at this time. The project will not affect the visual character of the surroundings.				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1d. Response: (Source: General Plan 2025, GP 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area) The project only involves the rezoning of the subject properties and adding an overlay district to an existing Specific Plan. No development is proposed at this time. Therefore, the action does not have the potential to create a new source of light or glare.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE RESOURCES:				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2a. Response: (Source: General Plan 2025 Figure OS-2 – Agricultural Suitability, GP 2025 FPEIR Figure 5.2-1 - Designated Farmland, Figure 5.2-7 Proposed General Plan Land Use Designations Permitting Agricultural Uses with Designated Farmland, Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Appendix I – Designated Farmland Table)</p> <p>The project only involves the rezoning of the subject properties. The property is designated Urban and Built Up Land in the General Plan 2025 and has operated with residential and commercial uses for over 20 years; therefore, the action does not have the potential to convert any existing farmland.</p>				
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2b. Response: (Source: General Plan 2025 Figure OS-3 - Williamson Act Preserves, GP 2025 FPEIR Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Figure 5.2-2 - Williamson Act Preserves, and GP 2025 Zoning)</p> <p>The project only involves the rezoning of the subject properties and adding an overlay district and does not include physical improvements. The project is located in an urbanized area of the City in an existing business/office park development. Additionally, the site is identified as urban/built out land and therefore does not support agricultural resources or operations. There are no agricultural resources or operations, including farmlands within proximity of the subject site. Therefore the project will not adversely affect agricultural uses.</p>				
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2c. Response: (Source: GP 2025 FPEIR Figure 5.2-1 - Designated Farmland, Figure 5.2-2 - Williamson Act Preserves, Appendix I – Designated Farmland Table, and Proposition R and Measure C)</p> <p>See response 2b above.</p>				
3. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3a. Response: (Source: GP 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan)</p> <p>The project involves the rezoning of the subject properties and the addition of an overlay district without any physical improvements. No development is planned in conjunction with this action; therefore, the action does not have the potential to conflict with the air quality plan, violate any air quality standards or contribute to an air quality violation.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Response: (Source: GP 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 AQMP) See response 3a above.				
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3c. Response: (Source: GP 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan) See response 3a above.				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3d. Response: (Source: GP 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan) See response 3a above.				
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3e. Response: See response 3a above.				
4. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4a. Response: (Source: Western Riverside County MSHCP, GP 2025 FPEIR Figure 5.4-4 - MSHCP Criteria Cells, Figure 5.4-3 - SKR Core Reserves and Other HCP, Figure 5.4-2 - MSHCP Area Plans, Figure 5.4-4, MSHCP Criteria Cells and Subunit Areas, and Figure 5.4-5 MSHCP Cores and Linkages, Figure 5.4-6, MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7, MSHCP Criteria Area Species Survey Area, and Figure 5.4-8, MSHCP Burrowing Owl Survey Area). The project involves the rezoning of the subject properties and the addition of an overlay district without any physical improvements. The action does not have the potential to create adverse biological resource impacts.				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4b. Response: (Source: GP 2025 FPEIR, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools) See response 4a above.				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
4c. Response: <i>(Source: GP 2025 FPEIR, City of Riverside GIS/CADME USGS Quad Map Layer)</i> See response 4a above.				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4d. Response: <i>(Source: MSHCP, and GP 2025 FPEIR Figure 5.4-5 - MSHCP Cores and Linkages)</i> See response 4a above.				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4e. Response: <i>(Source: GP 2025 FPEIR, RMC Section 16.72.040 establishing the Western Riverside County MSHCP mitigation fee, RMC Section 16.40.040 establishing a Threatened and Endangered Species fees, and City of Riverside Tree Policy Manual)</i> See response 4a above.				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4f. Response: <i>(Source: Western Riverside County Multi-Species Habitat Conservation Plan, Stephens' Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Act (Lake Mathews Plan)</i> See response 4a above.				
5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5a. Response: <i>(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas & Appendix D, Title 20 of the Riverside Municipal Code)</i> The project involves the rezoning of the subject properties and the addition of an overlay district without any physical improvements. The action does not have the potential to create adverse change in the significance of a historical resource. In accordance with SB 18, a 90-day comment period was provided to Native American tribes for the Specific Plan Amendment in which no further requirements were necessary.				
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5b. Response: <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources)</i> See response 5a above.				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5c. Response: <i>(Source: General Plan 2025 Policy HP-1.3)</i> See response 5a. above.				
d. Disturb any human remains, including those interred	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
outside of formal cemeteries?				
5d. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity) See response 5a above.				
6. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6i. Response: (Source: GP 2025 FPEIR Figure 5.6-2 - Faults and Fault Zones) The project involves the rezoning of the subject properties and the addition of an overlay district without any physical improvements. The action will not result in an exposure of persons to seismic ground shaking.				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6ii. Response: (Source: GP 2025 FPEIR Figure 5.6-2 - Faults and Fault Zones) See response 6a.i. above.				
iii. Seismic-related ground failure, including liquefaction?				
6iii. Response: (Source: GP 2025 FPEIR Figure 5.6-2 - Faults and Fault Zones, and Figure 5.6-3 - Generalized Liquefaction Zones) See response 6a.i. above.				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6iv. Response: (Source: GP 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Subdivision Code, Grading Code) See response 6a.i. above.				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6b. Response: (Source: GP 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Subdivision Code, Grading Code) The project involves the rezoning of the subject properties and the addition of an overlay district without any physical improvements. As such no impacts on soils or from current soil conditions will be impacted by this action.				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6c. Response: (Source: GP 2025 FPEIR Figure 5.6-1, Areas Underlain by Steep Slope and Figure 5.6-3 - Generalized Liquefaction Zones) See response 6b above.				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6d. Response: (Source: GP 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils)				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>with High Shrink-Swell Potential, and Table 18-1-B of the Uniform Building Code 1994)</i> See response 6b. above.</p>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6e. Response: (Source: GP 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential) See response 6b. above.</p>				
<p>7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</p>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7a. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR) The project involves the rezoning of the subject properties and the addition of an overlay district without any physical improvements. No significant hazard to the public or the environment is anticipated to result from the action.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7b. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR.) See response 7a above.</p>				
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7c. Response: (Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Section 5.7 and Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools) See response 7a above.</p>				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7d. Response: (Source: GP 2025 FPEIR Figure 5.7-1 – Hazardous Waste Sites, Tables 5.7-A – CERCLIS Facility Information, 5.7-B – Regulated Facilities in TRI Information, and 5.7-C – DTSC EnviroStor Database Listed Sites) The subject properties are not listed as hazardous materials sites; therefore, no impacts are anticipated. See response 7a above.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7e. Response: (Source: GP 2025 FPEIR Figure 5.7-2 -Airport Safety and Compatibility Zones, RCALUCP) See response 7a above.</p>				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
working in the project area?				
7f. Response: (Source: GP 2025 FPEIR) The subject site is not located within the vicinity of a private airstrip. Therefore, it is not expected that the proposed rezoning would result in significant impacts. See response 7a above.				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7g. Response: See response 7a above.				
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7h. Response: (Source: GP 2025 FPEIR Figure 5.7-3 – Fire Hazard Areas) The subject site is not located in a fire hazard area. See response 7a above.				
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8a. Response: (Source: GP 2025 FPEIR Table 5.8-A -Beneficial Uses Receiving) The project involves the rezoning of the subject properties and the addition of an overlay district without any physical improvements. The action does not involve improvements to the site that would result in a change of water quality, violate a water quality standard, result in depletion of groundwater resources, affect or alter drainage patterns or otherwise substantially degrade water quality.				
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8b. Response: See response 8a above.				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8c. Response: See response 8a above.				
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8d. Response: See response 8a above.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8e. Response: See response 8a above.				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8f. Response: See response 8a above.				
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8g. Response: (Source: GP 2025 FPEIR Figure 5.8-2 - Flood Hazard Areas, and FEMA Flood Hazard Map 060260-0025A Zone C) See response 8a above.				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8h. Response: (Source: GP 2025 FPEIR Figure 5.8-2 - Flood Hazard Areas, and FEMA Flood Hazard Map 060260-0025A Zone C) See response 8a above.				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8i. Response: (Source: GP 2025 FPEIR Figure 5.8-2 - Flood Hazard Areas and FEMA Flood Hazard Map 060260-0025A Zone C) See response 8a above.				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8j. Response: (Source: GP 2025 FPEIR) See response 8a above.				
9. LAND USE AND PLANNING:				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers) The existing allowed commercial uses in the General Industrial District include convenience sales, such as beauty and barber shop, apparel laundering and dry cleaning establishments, and neighborhood grocery stores. Also, building supply retail, personal services and repair services are allowed only in the General Industrial District. However, the uses under these categories are very restrictive as to their location and the current land use districts do not allow for other areas on the easterly side of Iowa Avenue to provide these services. The main goal of the HBPS is to retain its industrial land to provide opportunities for employment centers and technology business nodes. In order to serve the workforce and businesses in the HBPS, retail services nearby are desirable given that this area is remote from large retail centers. The BSR Overlay District could be applied to any property in the HBPS upon approval by City Council and recommendation by the Planning Commission.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The intent of the Business Support Retail (BSR) Overlay Zone is to allow for support retail uses at strategic locations. As such, after careful consideration to the application of the overlay district, two sites have been identified at this time as particularly suitable for the BSR Overlay District, which have the support of the property owner and the Hunter Park Division of the Greater Chamber of Commerce.</p> <p>The first site is a partially developed 3.11-acre parcel developed with an existing industrial building at the northeast corner of Spruce Street and Iowa Avenue. This property is located along two arterial streets at a gateway into the Hunter Business Park. It is also at the fringe of the HBPSP, ideally, situated to serve not only the Hunter Business Park, but also the nearby residential neighborhood. No development plans are proposed at this time for this property. Any future development shall be subject to Design Review approval and other required entitlements</p> <p>The second site is a .7-acre parcel located at the northwest corner of Spruce Street and Chicago Avenue. This site is already developed with a free standing restaurant and a multi-tenant commercial building. It has good access to the industrial businesses and is readily available for retail uses. Impacts will be less than significant.</p>				
<p>b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9b. Response: (Source: General Plan 2025 Land Use and Urban Design Element Figure LU-10 - Land Use Policy Map, Table LU-4 – Planned Land Uses, RCALUCP, GP 2025, GP 2025 Zoning Code, an, FEMA Flood Hazard Map 060260-0025A Zone C)</p>				
<p>The proposal to rezone the properties and add an Overlay District will not be in conflict with the General Plan or Hunter Business Park Specific Plan. No other agencies have jurisdiction over the proposal as the project only involves a consistency rezoning of the property.</p>				
<p>c. Conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9c. Response: (Source: Western Riverside County MSHCP, SKR-HCP) See response 9a above.</p>				
<p>10. MINERAL RESOURCES. Would the project:</p>				
<p>a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>10a. Response: (Source: GP 2025 FPEIR Figure 5.10-1, Mineral Resources) The project involves the rezoning of the subject properties and the addition of an overlay district without any physical improvements. . Therefore, impacts to mineral resources are not anticipated to result from the project.</p>				
<p>b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>10b. Response: (Source: GP 2025 FPEIR Figure 5.10-1, Mineral Resources) See response 10a above.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
11. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11a. Response: (Source: GP 2025 FPEIR Figure 5.11-6, 7, and 8, Table 5.11 I - Existing and Future Noise Contour Comparison, Table 5.11-E - Interior and Exterior Noise Standards)				
The project involves the rezoning of the subject properties and the addition of an overlay district without any physical improvements. Therefore, no noise impacts are anticipated with this action.				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11b. Response: (Source: GP 2025 FPEIR Figure 5.11-4, 2003 Railway Noise, Table 5.11-G -Vibration Source Levels For Construction Equipment)				
See response 11a above.				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11c. Response: (Source: GP 2025 FPEIR Figure 5.11-4, 2003 Railway Noise)				
See response 11a above.				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11d. Response: (Source: GP 2025 FPEIR Table 5.11-J - Construction Equipment Noise Levels)				
See response 11a above.				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11e. Response: (Source: GP 2025 FPEIR Figures 5.11-9 – Riverside and Flabob Airport Noise Contours, 5.11-10 – March ARB Noise Contours, Table 5.11-D, Noise/Land Use Noise Compatibility Criteria, RCLUCP)				
See response 7e. above.				
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11f. Response: (Source: GP 2025 FPEIR)				
See response 11a above.				
12. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12a. Response: (Source: General Plan 2025 and GP 2025 FPEIR Table 5.12-A - SCAG Population and Households Forecast, Table 5.12-B - General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, and SCAG’s RCP & RTP)				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
The proposal involves the rezoning of the properties and the addition of an overlay district for industrial land. Therefore, the action will not result in any population inducing growth, displace or create new housing. Further, no expansion or physical improvement is associated with the action which would result in growth inducement from job creation.				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12b. Response: (Source: General Plan 2025 and GP 2025 FPEIR) See response 12a above.				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12c. Response: (Source: General Plan 2025 and GP 2025 FPEIR) See response 12a above.				
13. PUBLIC SERVICES.				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13a. Response: (Source: GP 2025 FPEIR Table 5.13-B - Fire Station Locations, Table 5.13-C - Riverside Fire Department Statistics)				
As proposed, the project will not result in any direct or indirect physical changes to the sites. Therefore, no foreseeable impacts to fire, police, schools, parks or other public facilities are anticipated from this action.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13b. Response: (Source: GP 2025 FPEIR Figure 5.13-1 - Policing Centers) See response 13a above.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13c. Response: (Source: GP 2025 FPEIR Figure 5.13-2 - RUSD Boundaries, Table 5.13-D - RUSD, Figure 5.13-3 - AUSD Boundaries, Table 5.13-E - AUSD, Figure 5.13-4 - Other School District Boundaries) See response 13a above.				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13d. Response: (Source: General Plan 2025, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A - Park and Recreation Facility Types, Table 5.14-B - Parks Inventory and Acreage Summary, Table 5.14-C - Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, and Figure 5.14 - Parks and Recreation Facilities) See response 13a above.				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13e. Response: (Source: GP 2025 FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F - Riverside Community Centers) See response 13a above.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
14. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14a. Response: (Source: General Plan 2025, Figure 5.14-1 – Parks and Recreation Facilities, Figure 5.14-2 – Trails Map, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code, Parks and Recreation Final Master Plan 2003)				
See response 13a above.				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14b. Response: (Source: GP 2025 FPEIR, Parks Master Plan 2003, Trails Master Plan, Bicycle Master Plan and Project Plans)				
See response 13a above.				
15. TRANSPORTATION/TRAFFIC. Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15a. Response: (Source: GP 2025 FPEIR)				
As the project only involves the rezoning of the subject properties and the addition of an overlay district and no site improvements are proposed. Therefore, no traffic or transportation impacts are anticipated.				
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15b. Response: (Source: GP 2025 FPEIR)				
See response 15 a above.				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15c. Response: (Source:)				
See response 15 a above.				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15d. Response: (Source:)				
See response 15 a above.				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15e. Response: (Source:)				
As no physical changes to the site will result from this action, emergency access routes will not be impacted.				
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15f. Response: (Source: Chapter 19.580 of the Zoning Code)				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Parking was analyzed under the previously approved plan. As no expansion or modification to the approved use is proposed with this action, no changes in parking demand are anticipated.				
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15g. Response: (Source: GP 2025 FPEIR) See response 15 a above.				
16. UTILITIES AND SYSTEM SERVICES. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16a. Response: (Source:) As no physical improvements, expansions or changes are proposed in conjunction with this action, no impacts to utilities are anticipated as part of the rezoning of these properties.				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16b. Response: (Source:) See response 16 a above.				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16c. Response: (Source:) See response 16 a above.				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16d. Response: (Source) See response 16 a above.				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16e. Response: (Source:) See response 16 a above.				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16f. Response: (Source:) See response 16 a above.				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16g. Response: (Source:)				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
See response 16 a above.				
17. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17a. Response: (Source: GP 2025 FPEIR Section 5.4 - Biological Resources and Section 5.5 - Cultural Resources)				
See response 4 a above.				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17b. Response: (Source: GP 2025 FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts)				
Since the project involves the rezoning of the subject properties and the addition of an overlay district without any physical improvements, the proposal does not have impacts that are cumulatively considerable.				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17c. Response: (Source: GP 2025 FPEIR Section 5 – Environmental Impact Analysis)				
See response 7 a above.				

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