



City of Arts & Innovation

## COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

### *Draft Negative Declaration*

WARD: 5

1. **Case Number:** P12-0113 (Conditional Use Permit)
2. **Project Title:** Chevron Vehicle Fuel Station - Off-Sale Alcohol Request
3. **Hearing Date:** June 7, 2012
4. **Lead Agency:** City of Riverside  
Community Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522
5. **Contact Person:** Kyle Smith, Associate Planner  
**Phone Number:** (951) 826-5220  
**Email:** kjsmith@riversideca.gov
6. **Project Location:** 3476 Van Buren Boulevard, situated on the northwesterly corner of Van Buren Boulevard and the westbound Riverside (91) Freeway on-ramp
7. **Project Applicant/Project Sponsor's Name and Address:**

|   |   |
|---|---|
| <u>Applicant</u><br>Chevron Stations Inc.<br>145 S. State College Blvd.<br>Brea, CA 92822 | <u>Property Owner</u><br>AAR Properties LLC<br>PO Box 7637<br>Riverside, CA 92513 |
|---|---|
8. **General Plan Designation:** MU-V – Mixed Use Village
9. **Zoning:** CR – Commercial Retail
10. **Description of Project:**

The applicant is requesting consideration of a Conditional Use Permit (CUP) to obtain a Type 20 license to allow for the sale of beer and wine for off-site consumption (“off-sale”) concurrent with the sale of motor vehicle fuel at the subject site, currently developed with an approximately 2,945 square-foot convenience store, situated adjacent to the southwesterly property line, and a 2,025 square foot gas canopy, situated approximately 50 feet from the Van Buren Boulevard.

The existing convenience store currently operates seven days a week, 24 hours a day. The applicant proposes the “off-sale” of beer and wine from 6:00 a.m. to 2:00 p.m. The facility will remain open 24 hours a day and will be staffed by at least two people at all times, including at least one person 21 years in age. As proposed, the alcohol

sales display areas would constitute approximately 41 cubic feet, or 3 of the 11 coolers, within the convenience store. The applicant estimates that alcohol sales will account for approximately 8.7% of overall daily sales.

The subject site is served by 15 parking spaces and vehicular access is obtained from a single driveway off of Van Buren Boulevard. The proposal does not involve any modifications to the building and no on-site improvements are proposed in conjunction with this request.

The following variance has been requested for implementation of this proposal:

- To allow the “off-sales” of beer and wine concurrent with vehicle fuel sales at a site directly contiguous to a residentially zoned property where a 100 foot separation is required by the Zoning Code.

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

The subject 1.3 acre parcel is located on the northwesterly corner of Van Buren Boulevard and the westbound Riverside (91) Freeway on-ramp. The terrain is relatively flat and was developed in 1984 with a vehicle fuel station and convenience store. Northwesterly and southwesterly of the subject site is a residentially zoned property, which is currently contains a single family residence along the Van Buren Boulevard frontage, and areas used for outdoor storage along the State Highway 91 frontage. The closest residences are located approximately 100 feet northwesterly of the subject site. Generally, the surrounding area consists of commercial uses.

|  | Existing Land Use                          | General Plan Designation | Zoning Designation                        |
|--|--|--------------------------|---|
| <b>Project Site</b>                          | Vehicle Fuel Station                       | MU-V – Mixed Use Village | CR – Commercial Retail Zone               |
| <b>Northeast</b><br>(across Van Buren Blvd.) | Vacant                                     | MU-V – Mixed Use Village | CR – Commercial Retail Zone               |
| <b>Northwest</b>                             | Single Family Residential, outdoor storage | MU-V – Mixed Use Village | CR – Commercial Retail Zone               |
| <b>Southeast</b>                             | State Highway 91                           |                          |   |
| <b>Southwest</b>                             | Single Family Residential, outdoor storage | MU-V – Mixed Use Village | R-1-7000 – Single Family Residential Zone |

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

- a. None

**13. Documents used and/or referenced in this review:**

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

**14. Acronyms**

- AICUZ - Air Installation Compatible Use Zone Study
- AQMP - Air Quality Management Plan
- AUSD - Alvord Unified School District
- CDG - Citywide Design Guidelines

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Service
- 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 “Less Than Significant With Mitigation Incorporated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

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

For City of Riverside



City of Arts & Innovation

## COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

### *Environmental Initial Study*

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless 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. <b>AESTHETICS.</b><br>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"/> |
| <p><b>1a. Response:</b> (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)</p> <p>The project site is located along Van Buren Blvd., a 120 foot special &amp; scenic Boulevard according to the Circulation Element of the General Plan. The proposed project will not have an adverse aesthetic effect as it consists of a alcohol license for an existing vehicle fuel station convenience store. No changes to the exterior of the building or the building site are proposed under this project. Therefore, the proposed project will have <b>no impact</b> to a scenic vista directly, indirectly or cumulatively.</p>   |                                |  |                              |                                     |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>1b. Response:</b> (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City’s Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)</p> <p>The project consists of no physical changes to the building site and all activities associated with the proposed use will be conducted indoors. Therefore, the proposed project will have <b>no impact</b> to a scenic resource directly, indirectly or cumulatively.</p>  |                                |  |                              |                                     |
| 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"/> |
| <p><b>1c. Response:</b> (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines, Magnolia Avenue Specific Plan)</p> <p>No changes to the exterior of the building or site are proposed in conjunction with the request for the “off-sale” of beer and wine at the existing Chevron station. Therefore, the proposal will have <b>no impact</b> on the visual character and quality of the area directly, indirectly and cumulatively. The applicant is advised that any exterior alterations to the building or on site improvements will require Design Review approval.</p>  |                                |  |                              |                                     |
| 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"/> |
| <p><b>1d. Response:</b> (Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines, Magnolia Avenue Specific Plan)</p> <p>The project would not result in a new source of substantial light or glare which would adversely affect day or nighttime views as the project consists of the “off-sale” of beer and wine within an existing building on a fully developed site where adequate levels of lighting currently exist and no new lighting is proposed or required for the project and where no exterior building materials are proposed that would contribute to daytime glare impacts. As such the project will have <b>no impact</b> directly, indirectly or cumulatively which would adversely affect day or nighttime views.</p> |                                |  |                              |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>   | <b>Potentially Significant Impact</b> | <b>Potentially Significant Unless Mitigation Incorporated</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| <b>2. AGRICULTURE AND FOREST RESOURCES:</b>   |                                       |   |                                     |                                     |
| <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effect, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>   |                                       |   |                                     |                                     |
| <p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability &amp; General Plan 2025 FPEIR – Appendix I – Designated Farmland Table )</b></p> <p>The subject site is located within an urbanized area. A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 reveals that the project site is not designated as, and is not adjacent to or in proximity to any land classified as, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively to agricultural uses.</p>  |                                       |   |                                     |                                     |
| <p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>2b. Response: (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)</b></p> <p>A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the project site is not zoned for agricultural use and is not next to land zoned for agricultural use; therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively.</p>   |                                       |   |                                     |                                     |
| <p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>2c. Response: (Source: GIS Map – Forest Data)</b></p> <p>The project site is zoned CR – Commercial Retail. The proposed “off-sale” of beer and wine at an existing convenience store in conjunction with vehicle fuel sales will not result in the rezoning of property intended for forest land, as alcohol sales are allowed in the CR Zone subject to the granting of a Conditional Use Permit and compliance with specific location, operation and development standards. Furthermore, the project is located within an urbanized area where the location of the project site is not located within proximity of any forest land. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively. The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.</p> |                                       |   |                                     |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>   | <b>Potentially Significant Impact</b> | <b>Potentially Significant Unless Mitigation Incorporated</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| d. Result in the loss of forest land or conversion of forest land to non-forest use?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>2d. Response:</b> (Source: GIS Map – Forest Data)<br/>                     The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.</p>  |                                       |   |                                     |                                     |
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>2e. Response:</b> (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, General Plan 2025 FPEIR – Appendix I – Designated Farmland Table, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data)<br/>                     The subject site is located in an urbanized area of the City and has been developed with a vehicle fuel station and convenience store. The site is identified as urban/built out land and therefore does not support agricultural resources or operations. The project will not result in the conversion of designated farmland to non-agricultural uses. In addition, there are no agricultural resources or operations, including farmlands within proximity of the subject site. The City of Riverside has no forest land that can support 10-percent native tree cover. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forest land.</p>  |                                       |   |                                     |                                     |
| <b>3. AIR QUALITY.</b>  |                                       |   |                                     |                                     |
| Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:   |                                       |   |                                     |                                     |
| a. Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>3a. Response:</b> (Source: South Coast Air Quality Management District’s 2003 Air Quality Management Plan (AQMP))<br/>                     The proposed project is consistent with the General Plan 2025 Program “Typical Growth Scenario” in all aspects. The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all Federal and State air quality standards. The City of Riverside is located within the Riverside County sub region of the SCAG projections. The General Plan 2025 FPEIR determined that implementation of the General Plan 2025 would generally meet attainment forecasts and attainment of the standards of the AQMP. The General Plan 2025 contains policies to promote mixed use, pedestrian-friendly communities that serve to reduce air pollutant emissions over time and this project is consistent with these policies. Because the proposed project is consistent with air quality policies within the General Plan 2025 and the GP 2025 FPEIR determined the General Plan 2025 to be consistent with the 2003 AQMP, the proposed project will not conflict or obstruct implementation of the applicable air quality plan - AQMP and therefore this project will have <b>no impact</b> directly, indirectly or cumulatively to the implementation of an air quality plan.</p> |                                       |   |                                     |                                     |
| 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"/> |
| <p><b>3b. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District’s 2003 AQMP, EMFAC 2007 Model)<br/>                     The project will not result in the violation of any ambient air quality standard or contribute substantially to an existing or projected air quality violation because the proposal consists of the “off-sale” of beer and wine within an existing convenience store and does not involve construction, grading or earthmoving activities. As such, the project will have <b>no impact</b> directly, indirectly or cumulatively to ambient air quality or contribute to an existing air quality violation.</p>   |                                       |   |                                     |                                     |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>  | <b>Potentially Significant Impact</b> | <b>Potentially Significant Unless Mitigation Incorporated</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?  |                                       |   |                                     |                                     |
| <p><b>3c. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District’s 2003 Air Quality Management Plan, EMFAC 2007 Model)</p> <p>The project will not result in a cumulatively considerable net increase of any criteria pollutant because the proposal consists of the “off-sale” of beer and wine within an existing convenience store and does not involve construction, grading or earthmoving activities. As such, <b>no impact</b> cumulatively to a net increase of any criteria pollutant will occur.</p>   |                                       |   |                                     |                                     |
| d. Expose sensitive receptors to substantial pollutant concentrations?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>3d. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District’s 2003 Air Quality Management Plan, EMFAC 2007 Model)</p> <p>The project would not expose sensitive receptors to substantial pollutant concentrations because the project is proposed on a previously developed site and does not involve construction, grading or earthmoving activities that would expose sensitive receptors to substantial short-term pollutant concentrations and because the project consists of “off-sale” of beer and wine within an existing convenience store. As such, <b>no impact</b> directly, indirectly or cumulatively to a sensitive receptor will occur.</p>   |                                       |   |                                     |                                     |
| e. Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>3e. Response:</b></p> <p>The project would not expose a substantial number of people to objectionable odors because no odors are anticipated to be generated by the proposed use. Therefore, <b>no impact</b> to creating objectionable odors will occur directly, indirectly or cumulatively.</p>   |                                       |   |                                     |                                     |
| <b>4. BIOLOGICAL RESOURCES.</b>  |                                       |   |                                     |                                     |
| Would the project:   |                                       |   |                                     |                                     |
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <p><b>4a. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area)</p> <p>The project site is located within an urban built-up area and is surrounded by existing development. A search of the MSHCP database and other appropriate databases identified a portion of the site as suitable habitat for the burrowing owl. No potential habitat for other candidate, sensitive or special status species was identified. Staff conducted a field visit and observations show that the project site is completely developed and has been for many years. Photographs of the site were taken as documentation of staff’s observations. Thus, it has been documented that the site has been disturbed and there is little chance that any Federally endangered, threatened, or rare species or their habitats could persist in this area. Therefore, a <b>less than significant impact</b> directly, indirectly and cumulatively will occur to federally endangered, threatened, or rare species or their habitats.</p> |                                       |   |                                     |                                     |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife  | <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                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| Service?   |                                |  |                                     |                                     |
| <p><b>4b. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)</p> <p>The project is located on a previously developed/improved site within an urbanized area where no riparian habitat or other sensitive natural community exists on site or within proximity to the project site. Therefore, the project will have <b>no impact</b> on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service directly, indirectly and cumulatively.</p>              |                                |  |                                     |                                     |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>4c. Response:</b> (Source: City of Riverside GIS/CADME USGS Quad Map Layer)</p> <p>The project is located within in an urbanized area where no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) exist on site or within proximity to the project site. The project site does not contain any discernable drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include USACOE jurisdictional drainages or wetlands. Therefore, the proposed project would have <b>no impact</b> to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively.</p>   |                                |  |                                     |                                     |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>4d. Response:</b> (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage)</p> <p>The project is within in an urbanized area and will not result in a barrier to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the project will have <b>no impact</b> to wildlife movement directly, indirectly and cumulatively.</p>   |                                |  |                                     |                                     |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>4e. Response:</b> (Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual)</p> <p>The proposal consists of the “off-sale” of beer and wine within an existing convenience store and does not involve construction, grading or earthmoving activities. Any new construction is subject to MSHCP mitigation fees, City of Riverside landscaping design standards and all applicable regional, State and Federal conservation, endangered and threatened species mitigation fees. In addition, the General Plan 2025 includes policies to ensure that future development would not conflict with any local policies or ordinances protecting biological resources, including tree preservation polices. This project has been reviewed against these policies and found to be in compliance with the policies. For these reasons, the project will have <b>no impact</b> directly, indirectly and cumulatively local policies or ordinances protecting biological resources.</p> |                                |  |                                     |                                     |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <p><b>4f. Response:</b> (Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El</p>  |                                |  |                                     |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>   | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <p style="text-align: center;"><i>Sobrante Landfill Habitat Conservation Plan</i>)</p> <p>The project site is not located within any MSHCP Criteria Cells, Cores, or Linkages. Further, the project site is significantly degraded and in staff's observations the site does not provide suitable habitat for the burrowing owl or any other special status specie. The site is also completely surrounded by previously developed/improved areas and will not impact an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan directly, indirectly and cumulatively. Therefore, the project will have <b>less than significant impact</b> on the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p> |                                |  |                              |                                     |
| <b>5. CULTURAL RESOURCES.</b>   |                                |  |                              |                                     |
| Would the project:  |                                |  |                              |                                     |
| a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>5a. Response:</b> <i>(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code)</i></p> <p>The project is located on a site where no historic resources exist as defined in Section 15064.5 of the CEQA Guidelines because the proposal consists of the "off-sale" of beer and wine within an existing convenience store on a site developed with a vehicle fuel station. Therefore, <b>no impacts</b> directly, indirectly and cumulatively to historical resources are expected.</p>   |                                |  |                              |                                     |
| 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"/> |
| <p><b>5b. Response:</b> <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study)</i></p> <p>The project is located on a site where no historic resources exist as defined in Section 15064.5 of the CEQA Guidelines because the proposed project consists of the off-sale of beer and wine within an existing convenience store on a site developed with a vehicle fuel station. Therefore, the project will have <b>no impact</b> directly, indirectly and cumulatively to an archeological resource pursuant to Section 15064.5 of the CEQA Guidelines.</p>  |                                |  |                              |                                     |
| 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"/> |
| <p><b>5c. Response:</b> <i>(Source: General Plan 2025 Policy HP-1.3)</i></p> <p>The project is located on a site where no historic resources exist as defined in Section 15064.5 of the CEQA Guidelines because the proposed project consists of the off-sale of beer and wine within an existing convenience store on a site developed with a vehicle fuel station. Therefore, the project will have <b>no impact</b> directly or indirectly on a unique paleontological resource or site or unique geologic feature.</p>  |                                |  |                              |                                     |
| d. Disturb any human remains, including those interred outside of formal cemeteries?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>5d. Response:</b> <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity)</i></p> <p>The project is located on a site where no historic resources exist as defined in Section 15064.5 of the CEQA Guidelines because the proposed project consists of the off-sale of beer and wine within an existing convenience store on a site developed with a vehicle fuel station. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively to disturb any human remains, including those interred outside of formal cemeteries.</p>  |                                |  |                              |                                     |
| <b>6. GEOLOGY AND SOILS.</b>  |                                |  |                              |                                     |
| 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   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>   | <b>Potentially Significant Impact</b> | <b>Potentially Significant Unless Mitigation Incorporated</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.  |                                       |   |                                     |                                     |
| <p><b>6i. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones &amp; General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p> <p>Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that <b>no impacts</b> related to strong seismic ground will occur directly, indirectly and cumulatively.</p>  |                                       |   |                                     |                                     |
| ii. Strong seismic ground shaking?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>6ii. Response:</b> (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p> <p>The San Jacinto Fault Zone located in the northeastern portion of the City, or the Elsinore Fault Zone, located in the southern portion of the City’s Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed project complies with California Building Code regulations and no construction or on site improvements are proposed in conjunction with this request, impacts associated with strong seismic ground shaking will have <b>no impact</b> directly, indirectly and cumulatively.</p>   |                                       |   |                                     |                                     |
| iii. Seismic-related ground failure, including liquefaction?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>6iii. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report)</p> <p>The project site is located in an area with high and very high potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map - Figure PS-2. The proposed project consists of the off-sale of beer and wine within an existing convenience store on a site currently developed with a vehicle fuel station. Any new construction will be required to comply with the California Building Code regulations to ensure that impacts related to seismic-related ground failure, including liquefaction would have <b>no impact</b> directly, indirectly and cumulatively.</p> |                                       |   |                                     |                                     |
| iv. Landslides?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>6iv. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, and Storm Water Pollution Prevention Plan SWPPP)</p> <p>The project site and its surroundings have generally flat topography and are not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final PEIR. Therefore, there will be <b>no impact</b> related to landslides directly, indirectly and cumulatively.</p>   |                                       |   |                                     |                                     |
| b. Result in substantial soil erosion or the loss of topsoil?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>6b. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, SWPPP)</p> <p>The project does not involve development, grading activities, or structures that would result in soil erosion or the loss of topsoil. As such, the project will have <b>no impact</b> resulting in substantial soil erosion or loss of topsoil directly, indirectly or cumulatively.</p>  |                                       |   |                                     |                                     |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>6c. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report)</p> <p>The proposed project consists of the off-sale of beer and wine within an existing convenience store at an existing vehicle fuel station. As such, the project will have <b>no impact</b> resulting in a geologic unit or soil becoming unstable resulting in an in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse either directly, indirectly or cumulatively.</p>   |                                       |   |                                     |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>  | <b>Potentially Significant Impact</b> | <b>Potentially Significant Unless Mitigation Incorporated</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| 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"/> |
| <p><b>6d. Response:</b> <i>(Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</i></p> <p>The proposal consists of a use within an existing convenience store on a previously developed site and does not involve any construction activities, grading or new structures such that expansive soil would pose risk to life or property. As such, the project will have <b>no impact</b> resulting in substantial risks to life or property due to expansive soils either directly, indirectly or cumulatively.</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><b>6e. Response:</b> <i>(Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)</i></p> <p>The subject site is currently served by existing sewer infrastructure. Therefore, the project will have <b>no impact</b>.</p>   |                                       |   |                                     |                                     |
| <b>7. GREENHOUSE GAS EMISSIONS.</b>  |                                       |   |                                     |                                     |
| Would the project:   |                                       |   |                                     |                                     |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>7a. Response:</b></p> <p>The proposed project is will not result in a net increase in GhG emissions because the proposed project consists of the off-sale of beer and wine within an existing convenience store on an site developed with a vehicle fuel station. The project will comply with the City’s General Plan policies and statewide Building Code requirements designed to reduce GhG emissions. Since the project will not result in a net increase in GhG emissions, it will not interfere with the State’s goals of reducing greenhouse gas emissions to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Therefore, this project will have <b>no impact</b> with respect to GhG emissions.</p>  |                                       |   |                                     |                                     |
| b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>7b. Response:</b></p> <p>The SCAQMD supports State, Federal and international policies to reduce levels of ozone depleting gases through its Global Warming Policy and rules and has established an interim Greenhouse Gas (GhG) threshold. As indicated in Question A, above, the project would comply with the City’s General Plan policies and State Building Code provisions designed to reduce GhG emissions. In addition, the project would comply with all SCAQMD applicable rules and regulations as demonstrated in the Climate Change Analysis, will not interfere with the State’s goals of reducing GhG emissions to 1990 levels by the year 2020 as stated in the AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Therefore, this project will have <b>no impact</b> with respect to GhG emissions.</p> |                                       |   |                                     |                                     |
| <b>8. HAZARDS &amp; HAZARDOUS MATERIALS.</b>   |                                       |   |                                     |                                     |
| Would the project:   |                                       |   |                                     |                                     |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>8a. Response:</b> <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP,</i></p>   |                                       |   |                                     |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>   | <b>Potentially Significant Impact</b> | <b>Potentially Significant Unless Mitigation Incorporated</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| <b><i>2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan</i></b>  |                                       |   |                                     |                                     |
| The proposal for the off sale of beer and wine at an existing convenience store does not involve the transport, use, or disposal of any hazardous material. As such, the project will have <b>no impact</b> related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.  |                                       |   |                                     |                                     |
| 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"/> |
| <b>8b. Response:</b> <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan)</i>  |                                       |   |                                     |                                     |
| The proposal does not involve the use of any hazardous materials. As such the project will have <b>no impact</b> directly, indirectly or cumulatively for creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.  |                                       |   |                                     |                                     |
| 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"/> |
| <b>8c. Response:</b> <i>(Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code)</i>   |                                       |   |                                     |                                     |
| The proposal does not involve any emission or handling of any hazardous materials, substances or waste within one-quarter mile of an existing school because the proposed project consists of the off-sale of beer and wine within an existing convenience store on a site currently developed with a vehicle fuel station. Therefore, the project will have <b>no impact</b> regarding emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school directly, indirectly or cumulatively. |                                       |   |                                     |                                     |
| 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"/> |
| <b>8d. Response:</b> <i>(Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</i>  |                                       |   |                                     |                                     |
| A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have <b>no impact</b> to creating any significant hazard to the public or environment directly, indirectly or cumulatively.   |                                       |   |                                     |                                     |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>8e. Response:</b> <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP)</i>   |                                       |   |                                     |                                     |
| The subject site is not located within any airport land use plan area or compatibility zone. Therefore, the project will have <b>no impact</b> resulting in a safety hazard for people working on the subject site directly, indirectly or cumulatively.  |                                       |   |                                     |                                     |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>8f. Response:</b> <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP,</i>   |                                       |   |                                     |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>   | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <i>March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)</i>  |                                |  |                              |                                     |
| Because the subject site is not located within proximity of a private airstrip and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have <b>no impact</b> directly, indirectly or cumulatively.  |                                |  |                              |                                     |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>8g. Response:</b> (Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)   |                                |  |                              |                                     |
| The project will not result in physical alterations to the subject site and as such will not impair implementation or physically interfere with an adopted emergency plan. Therefore, <b>no impact</b> , either directly, indirectly or cumulatively to an emergency response or evacuation plan will occur.  |                                |  |                              |                                     |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>8h. Response:</b> (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, City of Riverside’s EOP, 2002, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)  |                                |  |                              |                                     |
| The proposed project is located in an urbanized area where no wildlands exist and the property is not located within a Very High Fire Severity Zones (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore <b>no impact</b> regarding wildland fires either directly, indirectly or cumulatively from this project will occur.  |                                |  |                              |                                     |
| <b>9. HYDROLOGY AND WATER QUALITY.</b>  |                                |  |                              |                                     |
| Would the project:  |                                |  |                              |                                     |
| a. Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>9a. Response:</b> (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water)  |                                |  |                              |                                     |
| The proposed project is located within the Santa Ana River Watershed (see GP 2025 FPEIR Figure 5.8-1). The project will not directly or indirectly result in physical alterations to the project site (i.e. grading, ground disturbance, structures or paving) and does not involve any use that would have any effect on water quality or be affected by water quality standards or waste discharge requirements because the project consists of the off-sale of beer and wine within an existing convenience store on a site currently developed with a vehicle fuel station. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively to any water quality standards or waste discharge. |                                |  |                              |                                     |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>9b. Response:</b> (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU Map of Water Supply Basins, RPU Urban Water Management Plan, WMWD Urban Water Management Plan)  |                                |  |                              |                                     |
| The subject site is located within the Arlington Water Supply Basin. The project will not directly or indirectly 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 as no physical alterations to the project site (i.e. grading, ground disturbance, structures or paving) are proposed because the project consists of the off-sale of beer and wine within an   |                                |  |                              |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>  | <b>Potentially Significant Impact</b> | <b>Potentially Significant Unless Mitigation Incorporated</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| existing convenience store. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively to groundwater supplies.  |                                       |   |                                     |                                     |
| 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"/> |
| <b>9c. Response: (Source: Preliminary grading plan)</b><br>The project will not directly or indirectly result in physical alterations to the subject site (i.e. through grading, ground disturbance, structures or paving) that would alter the existing drainage patterns of the site because the project consists of the off-sale of beer and wine within an existing convenience store on a site developed with a vehicle fuel station. Therefore no erosion or siltation on- or off-site will occur. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively to existing drainage patterns.   |                                       |   |                                     |                                     |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>9d. Response: (Source: Preliminary grading plan)</b><br>The project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area, (i.e. through grading, ground disturbance, structures or additional paving) that would alter the existing drainage pattern of the site, alter of the course of stream or river, or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site because the project consists of the off-sale of beer and wine within an existing convenience store. Therefore no flooding on or off-site as a result of the project will occur and there will be <b>no impact</b> directly, indirectly or cumulatively that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. |                                       |   |                                     |                                     |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>9e. Response: (Source: Preliminary Grading Plan)</b><br>The project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area, (i.e. through grading, ground disturbance, structures or additional paving) that would create or contribute runoff water which would exceed capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff because the project consists of the off-sale of beer and wine within an existing convenience store. Therefore, the project will not create or contribute runoff water exceeding capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff and there will be <b>no impact</b> directly, indirectly or cumulatively.                               |                                       |   |                                     |                                     |
| f. Otherwise substantially degrade water quality?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>9f. Response:</b><br>The project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area, (i.e. through grading, ground disturbance, structures or additional paving) that would create or contribute runoff water which would substantially degrade water quality because the project consists of consists of the off-sale of beer and wine within an existing convenience store. Therefore, the project will not degrade water quality and there will be <b>no impact</b> directly, indirectly or cumulatively.   |                                       |   |                                     |                                     |
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>9g. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps)</b><br>A review of National Flood Insurance Rate Map (Map Number 06065C0715G Effective Date August 28, 2008) and Figure 5.8-2 -- Flood Hazard Areas of the General Plan Program FPEIR, shows that the project does not involve the construction of housing. There will be <b>no impact</b> caused by this project directly, indirectly or cumulatively as it will not place housing within a 100-year flood hazard area.   |                                       |   |                                     |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>   | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 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"/> |
| <p><b>9h. Response:</b> (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps)<br/>                     The subject site is not located within or near a 100-year flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0715G Effective Date August 28, 2008). Therefore, the project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows and <b>no impact</b> will occur directly, indirectly or cumulatively.</p>   |                                |  |                                     |                                     |
| 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"/> |
| <p><b>9i. Response:</b> (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps)<br/>                     The subject site is not located within or near a flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0715G Effective Date August 28, 2008) or subject to dam inundation as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas. Therefore, the project will not place a structure within a flood hazard or dam inundation area that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam and therefore <b>no impact</b> directly, indirectly or cumulatively will occur.</p>   |                                |  |                                     |                                     |
| j. Inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>9j. Response:</b> (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)<br/>                     Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, <b>no impacts</b> due to tsunamis will occur directly, indirectly or cumulatively.</p>   |                                |  |                                     |                                     |
| <b>10. LAND USE AND PLANNING:</b>   |                                |  |                                     |                                     |
| Would the project:  |                                |  |                                     |                                     |
| a. Physically divide an established community?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>10a. Response:</b> (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers)<br/>                     The proposal consists of the expansion of an existing use on a fully developed site currently served by fully improved public streets and other infrastructure and does not involve the subdivision of land or the creation of streets that could alter the existing surrounding pattern of development or an established community. Further, the project is consistent with the General Plan 2025, the Zoning Code, the Subdivision Code and the Citywide Design and Sign Guidelines. Therefore, <b>no impact</b> directly, indirectly or cumulatively to an established community will occur.</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?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <p><b>10b. Response:</b> (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Magnolia Avenue Specific Plan, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)<br/>                     Although the project is located within the boundaries of the MSHCP, it has been designed to be consistent with these plans. As well, the project, as conditioned is consistent with the Magnolia Avenue Specific Plan and the General Plan 2025 and it is not a project of Statewide, Regional or Areawide Significance. The proposed project for an off-sale alcohol license within an existing convenience store meets a majority of the standards set forth in the Zoning Code. Application of these standards would ensure that the project would not have a detrimental impact on adjacent land uses. Through review of the CUP, specific variances would also be considered. In the judgment of the Planning Division, the potential environmental impacts of any variance should be considered less than significant, given that a process for the consideration of variances is specified in the City’s Municipal Code. Based on the above-referenced information, the proposed Conditional Use Permit to allow the</p> |                                |  |                                     |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| off sale of beer and wine would not result in significant adverse environmental impacts. Thus, <b>less than significant impacts</b> will result from this project.   |                                |  |                              |                                     |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>10c. Response:</b> (Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan)</p> <p>See Response 4f above.</p>  |                                |  |                              |                                     |
| <b>11. MINERAL RESOURCES.</b>  |                                |  |                              |                                     |
| Would the project:   |                                |  |                              |                                     |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>11a. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The project does not involve extraction of mineral resources or grading activity. No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated in the General Plan 2025, specific plan or other land use plan. Therefore, the project will have <b>no impact</b> on mineral resources directly, indirectly or cumulatively.</p>   |                                |  |                              |                                     |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>11b. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The GP 2025 FPEIR determined that there are no specific areas with the City or Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed project is consistent with the General Plan 2025. Therefore, there is <b>no impact</b>.</p>  |                                |  |                              |                                     |
| <b>12. NOISE.</b>  |                                |  |                              |                                     |
| Would the project result in:   |                                |  |                              |                                     |
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>12a. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</p> <p>The proposed project does not involve uses or activities that would increase ambient noise levels as the project consists of the off-sale of beer and wine within an existing convenience store. Therefore, the project will have <b>no impact</b> on the exposure of persons to or the generation of noise levels in excess of established City standards either directly, indirectly or cumulatively.</p> |                                |  |                              |                                     |
| 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"/> |
| <p><b>12b. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise,</p>   |                                |  |                              |                                     |

| ISSUES (AND SUPPORTING INFORMATION SOURCES):   | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <p><i>Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report)</i></p> <p>The proposed project does not involve uses or activities that would result in any exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Therefore, the project will have <b>no impact</b> on the exposure of persons to or the generation of excessive groundborne vibration or groundborne noise levels either directly, indirectly or cumulatively.</p>  |                                |  |                              |                                     |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>12c. Response:</b> <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</i></p> <p>The proposed project does not involve uses or activities that would result in a substantial permanent increase ambient noise levels in the project vicinity above levels existing without the project because the project consists of the off-sale of beer and wine within an existing convenience store. Therefore, this project will have <b>no impact</b> on existing noise levels either directly, indirectly or cumulatively.</p> |                                |  |                              |                                     |
| 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"/> |
| <p><b>12d. Response:</b> <i>(Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report)</i></p> <p>The project does not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project because the project does not involve activities such as construction, or other related temporary noise generating activities where temporary or periodic increases in noise would occur; therefore, <b>no impact</b> to temporary or periodic increase in ambient noise levels in the project vicinity will occur due to the project either directly, indirectly or cumulatively.</p>   |                                |  |                              |                                     |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>12e. Response:</b> <i>(Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP)</i></p> <p>The proposed project is not located within an airport land use plan or within two miles of a public airport or public use airport and as such will have <b>no impact</b> on people working in the project area to excessive noise levels either directly, indirectly or cumulatively.</p>  |                                |  |                              |                                     |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>12f. Response:</b> <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP)</i></p> <p>Per the GP 2025 Program FPEIR, there are no private airstrips within the City that would expose people working or residing in the City to excessive noise levels. Because the proposed project consists of development anticipated under the General Plan 2025, is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have <b>no impact</b> directly, indirectly or cumulatively.</p>  |                                |  |                              |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>13. POPULATION AND HOUSING.</b><br>Would the project:   |                                |  |                                     |                                     |
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>13a. Response:</b> (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG’s RCP and RTP)</p> <p>The subject site is in an urbanized area and does not propose new homes or businesses that would directly induce substantial population growth, and does not involve the addition of new roads or infrastructure that would indirectly induce substantial population growth because the project consists of the off-sale of beer and wine within an existing convenience store. Therefore, this project will have <b>no impact</b> on population growth either directly or indirectly.</p> |                                |  |                                     |                                     |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>13b. Response:</b> (Source: CADME Land Use 2003 Layer)</p> <p>The project will not displace existing housing, necessitating the construction of replacement housing elsewhere because the proposal is proposed on a previously improved site that has no existing housing that will be removed or affected by the proposed project. Therefore, there will be <b>no impact</b> on existing housing either directly, indirectly or cumulatively.</p>   |                                |  |                                     |                                     |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>13c. Response:</b> (Source: CADME Land Use 2003 Layer)</p> <p>The project will not displace any people, necessitating the construction of replacement housing elsewhere because the project site is proposed on a previously improved site that has no existing housing or residents that will be removed or affected by the proposed project. Therefore, this project will have <b>no impact</b> on people, necessitating the need for replacement housing either directly, indirectly or cumulatively.</p>   |                                |  |                                     |                                     |
| <b>14. PUBLIC SERVICES.</b>  |                                |  |                                     |                                     |
| Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:   |                                |  |                                     |                                     |
| a. Fire protection?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>14a. Response:</b> (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)</p> <p>Adequate fire facilities and services are provided by Station 2 (located at 9449 Andrew Street) to serve this project site. Therefore, this project will not result in the intensification of land use and there will be <b>no impact</b> on the demand for additional fire facilities or services either directly, indirectly or cumulatively.</p>  |                                |  |                                     |                                     |
| b. Police protection?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <p><b>14b. Response:</b> (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)</p> <p>The proposal consists of the off-sale of beer and wine within an existing convenience store currently with vehicle fuel sales at an existing vehicle fuel station. Adequate police facilities and services are provided by Central Neighborhood Policing Center. In addition, Police Department recommended a series of conditions of approval pertaining to the off-sale of alcohol to ensure the proposed use will be compatible with surrounding businesses. With implementation of these conditions of</p>   |                                |  |                                     |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>   | <b>Potentially Significant Impact</b> | <b>Potentially Significant Unless Mitigation Incorporated</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| approval, General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be <b>less than significant impacts</b> on the demand for additional police facilities or services either directly, indirectly or cumulatively.   |                                       |   |                                     |                                     |
| c. Schools?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>14c. Response:</b> <i>(Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level, and Figure 5.13-4 – Other School District Boundaries)</i></p> <p>The project is a non-residential use that will not involve the addition of any housing units that would increase numbers of school age children. Therefore, there will be <b>no impact</b> on the demand for additional school facilities or services either directly, indirectly or cumulatively.</p>  |                                       |   |                                     |                                     |
| d. Parks?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>14d. Response:</b> <i>(Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative)</i></p> <p>The project is a non-residential use that will not involve the addition of any housing units that would increase the population. Therefore, there will be <b>no impact</b> on the demand for additional park facilities or services either directly, indirectly or cumulatively.</p>   |                                       |   |                                     |                                     |
| e. Other public facilities?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>14e. Response:</b> <i>(Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards)</i></p> <p>The proposed project consists of the off-sale of beer and wine within an existing convenience store. Adequate public facilities and services such as libraries and communities centers are provided in the existing Neighborhood. Therefore, there will be <b>no impact</b> on the demand for additional public facilities or services either directly, indirectly or cumulatively.</p>  |                                       |   |                                     |                                     |
| <b>15. RECREATION.</b>  |                                       |   |                                     |                                     |
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>15a. Response:</b> <i>(Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</i></p> <p>The project will not result in an intensification of land use that would increase the existing neighborhood and regional parks; therefore, there will be <b>no impact</b> on the demand for additional recreational facilities either directly, indirectly or cumulatively.</p> |                                       |   |                                     |                                     |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>15b. Response:</b></p> <p>The project will not include new recreational facilities or require the construction or expansion of recreational facilities; therefore, there will be <b>no impact</b> directly, indirectly or cumulatively.</p>   |                                       |   |                                     |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>16. TRANSPORTATION/TRAFFIC.</b><br>Would the project result in:   |                                |  |                              |                                     |
| a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>16a. Response:</b> (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</p> <p>The project site is located on a previously developed/improved site where no increase in intensity of use resulting in any substantial measureable increase in traffic would occur and therefore <b>no impact</b> directly, indirectly or cumulatively to the capacity of the existing circulation system will occur.</p>  |                                |  |                              |                                     |
| b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>16b. Response:</b> (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</p> <p>The project site is located on a previously developed/improved site where no increase in intensity of use resulting in any substantial measureable increase in traffic. Therefore, the project is consistent with the Transportation Demand Management/Air Quality components of the Program and there is <b>no impact</b> either directly, indirectly or cumulatively to the CMP.</p> |                                |  |                              |                                     |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>16c. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999)and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)</p> <p>The project will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. It is not located within an airport influence area. As such, this project will have <b>no impact</b> directly, indirectly or cumulatively on air traffic patterns.</p>  |                                |  |                              |                                     |
| 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"/> |
| <p><b>16d. Response:</b> (Source:)</p> <p>The project is located on a site that is currently developed, with all site improvements in place, and where no on-site modifications will occur. In addition, the proposed use is compatible with other uses on the site. As such, the project will</p>   |                                |  |                              |                                     |

| <b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>   | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| have <b>no impact</b> on increasing hazards through design or incompatible uses either directly, indirectly or cumulatively.  |                                |  |                              |                                     |
| e. Result in inadequate emergency access?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>16e. Response:</b> <i>(Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)</i></p> <p>The project is located on a site that is currently developed, with all site improvements in place, and where no site modifications are proposed that would affect emergency access; therefore there will be <b>no impact</b> directly, indirectly or cumulatively to emergency access.</p>  |                                |  |                              |                                     |
| f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>16f. Response:</b> <i>(Source: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)</i></p> <p>The project is located on a site that is currently developed, with all site improvements in place, and where no site modifications will occur that would result in conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). As such, the project will have <b>no impact</b> directly, indirectly or cumulatively on adopted policies, plans, or programs supporting alternative transportation.</p>   |                                |  |                              |                                     |
| <b>17. UTILITIES AND SYSTEM SERVICES.</b>   |                                |  |                              |                                     |
| Would the project:  |                                |  |                              |                                     |
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>17a. Response:</b> <i>(Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD , 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</i></p> <p>The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). The project is located on a site that is currently developed, with all site improvements in place, and where no site modifications are proposed that would affect wastewater treatment; therefore there will be <b>no impact</b> directly, indirectly or cumulatively to wastewater treatment.</p>  |                                |  |                              |                                     |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>17b. Response:</b> <i>(Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-I - Current and Projected Water Use WMWD, Table 5.16-J - General Plan Projected Water Demand for WMWD Including Water Reliability 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area &amp; Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</i></p> <p>The project will not result in the construction of new or expanded water or wastewater treatment facilities. The project is consistent with the Typical Growth Scenario of the General Plan 2025 where future water and wastewater generation was determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). Therefore, the project will have <b>no impact</b> resulting in the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p> |                                |  |                              |                                     |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input 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                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <p><b>17c. Response:</b> (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</p> <p>The project is located on a previously developed/improved site within an urbanized area where no increase in impervious surfaces will occur that would require or result in the construction of new storm water drainage facilities or expansion of existing facilities. Therefore, the project will have <b>no impact</b> resulting in the construction of new storm water drainage facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>   |                                |  |                              |                                     |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>17d. Response:</b> (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025, Table 5.16-H – Current and Projected Domestic Water Supply (acre-ft/year) WMWD Table 5.16-I Current and Projected Water Use WMWD, Table 5.16-J – General Plan Projected Water Demand for WMWD Including Water Reliability 2025, RPU Master Plan, EMWD Master Plan, WMWD Master Plan, and Highgrove Water District Master Plan)</p> <p>The project will not exceed expected water supplies. The project is consistent with the General Plan 2025 Typical Growth Scenario where future water supplies were determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the project will have <b>no impact</b> resulting in the insufficient water supplies either directly, indirectly or cumulatively.</p> |                                |  |                              |                                     |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>17e. Response:</b> (Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, and Wastewater Integrated Master Plan and Certified EIR)</p> <p>The project will not exceed wastewater treatment requirements of (Regional Water Quality Control Board). The project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). Further, the current Wastewater Treatment Master Plan anticipates and provides for this type of project. Therefore, <b>no impact</b> to wastewater treatment directly, indirectly or cumulatively will occur.</p>  |                                |  |                              |                                     |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>17f. Response:</b> (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)</p> <p>The project is consistent with the General Plan 2025 Typical Build-out Project level where future landfill capacity was determined to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). Therefore, <b>no impact</b> to landfill capacity will occur directly, indirectly or cumulatively.</p>   |                                |  |                              |                                     |
| g. Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>17g. Response:</b> (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)</p> <p>The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all projects and 100% of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed project must comply with the City’s waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, <b>no impacts</b> related to solid waste statues will occur directly, indirectly or cumulatively.</p>  |                                |  |                              |                                     |

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

**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).