



City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

## Cultural Heritage Board Certificate of Appropriateness (CR) Staff Report

AGENDA ITEM NO.: 1

WARD: 1

MEETING DATE: June 20, 2012

**PLANNING CASE P12-0214:** Proposal by Kirk Bowlus of the Bolus-Pacific Venture Corp. on behalf of Preferred Bank for a Certificate of Appropriateness to demolish four single-family residences previously evaluated and determined eligible as cultural resources located at 3867 Second Street, 3130 Fairmount Boulevard, 3144 Fairmount Boulevard and 3189 Market Street, generally bound by First, Second and Market Streets and Fairmount Boulevard within the Downtown Specific Plan – Raincross District in Ward 1.

### **BACKGROUND:**

On November 15, 2006, the Cultural Heritage Board recommended approval of Planning Case P06-1172, a Certificate of Appropriateness to relocate four existing residences and demolish three commercial buildings and one residential structure on the subject 2.5 acre project site. This proposal was intended to facilitate the development of a vertical mixed use project containing 91 residential condominium units, 18 live/work units and up to 6,900 square feet of commercial and office space. The City Council approved the Certificate of Appropriateness, along with related Conditional Use Permit, Tract Map and Design Review applications to facilitate the project at their meeting on February 20, 2007. To date, a majority of the structures approved for demolition have been removed from the site.

Due to market conditions, the scope of the project was modified and on December 17, 2008, the Cultural Heritage Board approved a revised Certificate of Appropriateness that included the demolition of two additional single-family residences and removal of a mitigation measure.

Four single-family residences remain on the site. The commercial buildings have been demolished per the approval in 2008. The remaining residential structures, are located at 3130 and 3144 Fairmount Boulevard, 3867 Second Street and 3189 Market Street.

### **PROJECT DESCRIPTION:**

The residential structures, located at 3130 and 3144 Fairmount Boulevard, 3867 Second Street and 3189 Market Street, are proposed to be demolished. In 2006, a Cultural Resources Report was conducted to evaluate the potential cultural and historical significance of the entire 2.5 acre project site which included 13 individual structures. At the time, five of the structures were determined to be historically significant including the residences at 3130 and 3144 Fairmount Boulevard, 3867 Second Street and 3189 Market Street and the commercial building at 3157 Market Street.

In 2008, demolition permits were issued for all “non-historic” structures on the site excluding two of the commercial buildings which was still in use.

In 2008, the Certificate of Appropriateness was revised with the approval of P08-0841. The revised Certificate of Appropriateness permitted the demolition of all structures on the site, including the commercial building except for 3130 and 3144 Fairmount Boulevard, 3189 Market Street and 3867 Second Street. A revised survey found that, all four of the remaining residences were identified as being contributors to the potential Mile Square Northwest Historic District while 3189 Market Street and 3144 Fairmount Boulevard were identified as also being individually significant. Subsequent to 2008, the boundary of the potential Mile Square Northwest Historic District was revised to exclude the entire block bound by First, Second and Market Street and Fairmount Boulevard.

In April 2012, JMRC Consulting was contracted to re-evaluate the subject site to account for the changes in the existing neighborhood and explore the possibility to demolish the remaining four single-family residences. As a result of the revised survey, only two of the four residences were determined to meet the CEQA definition of a “historic resource”, and appear eligible for designation: 3144 Fairmount Boulevard and 3189 Market Street. The remaining residences, 3867 Second Street and 3130 Fairmount Boulevard were determined to have a California Historic Resources Code of 6Z which states that the property was “found ineligible for NR, CR and Local designation through survey evaluation.”

**Table 1 – Cultural Resources Matrix**

Address	Date of Construction	Architectural Style	Period of Significance	2008 CHR Status Code <sup>1</sup>	2012 Revised CHR Status Code <sup>1</sup>
3189 Market	1895-1908	Free Classic Queen Anne	Late 19 <sup>th</sup> , Early 20 <sup>th</sup> Century Res. Growth	3CD/5S2	5S2
3867 Second	1894	Folk Victorian	L. 19 <sup>th</sup> Century Residential Growth	5D2	6Z
3130 Fairmount	1921	Altered Bungalow	Early 20 <sup>th</sup> Century Res. Boom	5D2	6Z
3144 Fairmount	1921	Craftsman Bungalow	Early 20 <sup>th</sup> Century Suburban Infill	3CD/5S2	3S

<sup>1</sup> The CHR (California Historic Resource) Code characterizes a properties overall historic value as a cultural resource.

3S = “Appears eligible for National Register (NR) as an individual property through survey evaluation.”

3CD = “Appears eligible for California Register (CR) as a contributor to a CR eligible district through a survey evaluation.”

5S2 = “Individual property that is eligible for local listing or designation.”

5D2 = “Contributor to a district that is eligible for local listing or designation.”

6Z = “Found ineligible for National Register (NR), CR or Local designation through survey evaluation.”

A summary of the field survey prepared by JMRC is provided below and has been directly copied.

*3130 Fairmount Boulevard*

This wood-framed vacant Neoclassical Bungalow is square in plan with a medium- to high-pitched, side hip-on-gable roof covered with brown composition shingles and punctuated by three small skylights in the rear. Gable ends have classic partial returns, and boxed eaves narrowly shelter walls clad in narrow clapboards. Fenestration, which is trimmed with broad, flat boards, has been replaced mostly with aluminum-framed sliding windows, which light the added half-story (converted after 1977) and flank the

modest central entry. The dimensions of the original façade window openings appear to have been slightly altered, and a window box (north), fixed aluminum-framed window (south), and a windowless hip-roof bay (1955 on south next to original bay) have been added. All windows and doors are now boarded. A small hip-on-gable extension with classical entablature of matching boxed cornice and return, clapboard frieze, and paired louvered vents is supported by two slim modern brick columns, which replaced original classical columns, and shelters a modern, brick-topped concrete stoop and two brick steps. All brick has been added after 1977, and the used brick columns either replace or cover the original classical columns. A matching, hip-on-gable garage with boxed overhang is no longer extant (1977-1991), and two other ancillary buildings (1977-1991 and 1990) have also been demolished (2006-2010). The residence is now in fair condition and retains a poor level of integrity.



*November 2006*



*April 2012*

*3867 Second Street*

This one-story wood-framed Folk Victorian cottage is square in plan with a high-pitched, pyramidal hip roof pierced at its apex by a brick chimney and covered with gray-green composition shingles (by 1951). Open eaves with exposed rafters moderately shelter walls clad with narrow clapboards with corner trim. Original fenestration consists of wood-framed, single-paned double-hung windows, three of which have been replaced by shorter, aluminum-framed, multi-paned sliding windows – one on the left façade, and one on each side elevation. The original façade dormer was removed and the flat porch roof form was altered after 1977 to mimic the hipped body of the residence. The dropped hip porch roof originally supported by four turned spindles and small X-pattern brackets shelters a centered concrete entry porch with modern entry door. A one-story rear porch was either removed or enclosed by an early shed roof addition (date unknown). All windows and doors are now boarded, the right porch spindle support has been removed, the clapboard on the rear portion/enclosure has been removed or covered with plywood sheeting, and surrounding properties have been demolished (ca. 2006-2011). In addition, a possible rear addition or adjacent building visible only on aerial photos in 2006, which was possibly the 18x20' garage (1945) documented by building permits, is no longer extant. The residence is now in poor condition and retains a low level of integrity.



*November 2006*



*April 2012*

*3144 Fairmount Boulevard*

This wood-framed Classically-inspired California Bungalow is essentially rectangular in plan with a slightly projecting front gable that outlines a very shallow “L” topped by a low-pitched, cross-gabled roof with brown composition shingles (1993). Bracketed gable ends filled with vents of vertical wood members and open eaves with exposed rafters widely shelter walls clad in narrow clapboards, and a brick chimney pierces the gable end overhang on the south elevation. The asymmetrical façade is dominated by nearly full-height fenestration - a ribbon of three multi-paned casement on the left and two pairs on the right, which flank a simple entry – all trimmed with broad, flat boards and covered with original, wood-framed screens. Remaining windows are wood-framed multi-paned casement and multi-paned over single double-hung sash and a rectangular bay window is centered on the rear elevation adjacent to a rear-facing gabled mass. All windows and doors are now boarded. A low-pitched, bracketed crown is supported by heavy lookout beams and scrolled knee braces and forms a flattened arch over a classically inspired, yet unassuming entry. A 15-pane wood-and-glass entry door is accessed by a low front porch, which runs the length of the shallow inner “L,” and is raised by three low concrete steps flanked by short, square, brick-topped stucco piers. A small, gabled secondary entrance and service porch on the south corner of the rear elevation is raised by two concrete corner steps next to a steep, modified flight of concrete stairs to an exterior cellar man door covered by a shed roof extension of the roof supported by half walls and wood posts (date unknown). An original one-car garage with matching front gable and a rear firewall is extant in the rear yard. Sliding barn vehicle doors extant in 2006 are not visible now, but are presumed to be behind plywood boarding. The residence is now in poor condition on the interior, though intact, hand-crafted wood-and-glass built-ins, baseboards, crown molding, door trim, picture rails, cabinetry, and five-paneled doors are found throughout. The exterior continues to be in good condition and the property retains a high degree of integrity.



*November 2006*



*April 2012*

3189 Market Street

This two-story, wood-framed Free Classic Queen Anne residence is irregular in plan on a raised foundation (ca. 1909) and topped with a high-pitched, front-gabled roof and two shed roof dormers covered with gray composition shingles (after 1951) and shortened brick chimneys. Boxed eaves with wide banding at the cornice line shelter walls clad in shiplap and corner trim, and gable ends have partial cornice returns. The front gable is adorned with a small triangular vent in a sunburst design and horizontal molding creating a slight false overhang at the height of the second floor fenestration. Wood-framed windows are mostly double-hung, some with 2-over-2 sash configuration, trimmed with flat boards, and most are covered with original screens. The offset original wood entry door with screen is set within a raised entry porch covered by a partial hip roof supported by eight classical columns and two pilasters and is bordered by a simple, picket balustrade. The entry is topped by a second floor balcony bordered by a short, shingle-clad wall. The porch has been extended to wrap around the side elevation, which also removed another one-story portion of the dwelling two small, one-story hip roof masses have been added (before 2006). All windows and doors are now boarded, and the porch enclosure and enlargement on the rear of the north side elevation is now removed. A historic refuse artifact concentration consisting of primarily domestic items and some construction debris was found near the former porch enclosure (MRC1103-H-1). Two related circa 1913 ancillary buildings, the Vanderzil Paper Company store and warehouse, have been demolished (ca. 2006-2011), and an formerly exposed at-grade portion of an earthen ditch and open pipe along the rear property line just north of the public sidewalk on 2nd Street is no longer visible. The residence is now in poor to fair condition and retains a good level of integrity.



November 2006

April 2012

**ANALYSIS:**

***Summary***

The applicant is proposing the demolition of all four remaining residences on the site. However, since 3189 Market Street and 3144 Fairmount Boulevard were determined to be “Historic Resources,” the demolition of the residences would constitute a significant unavoidable impact under CEQA. Consequently, the demolition of these structures cannot be mitigated to a level of less than significant. However, JMRC has provided several mitigation measures which require the retention and/or relocation of the structures which will result in less than significant impacts.

## *Survey Findings*

### *Smith-Hughes National Vocational Act of 1917*

The Smith-Hughes National Vocational Act of 1917 (Wilson 1923), the first of its kind in the nation, launched the public vocational education movement in America at a time when the need for skilled labor was intensified by the demise of the apprentice system and the specialization of portions of trades.

Among the concerns raised by merchants, craftsmen, politicians, manufacturers, teachers, and others, the National Society for the Promotion of Industrial Education was established and formed a joint committee with the American Federation of Labor, culminating in the Smith-Hughes vocational bill, which was signed by Woodrow Wilson in February 1917 and established three different tracks of vocational education – agriculture, trades and industry, and home economics. By May 1924, every state in the Union had its own director of vocational education, supervisors for each vocational track, and a program to train vocational teachers (Wilson 1924).

The Riverside Polytechnic High School Program was likely one of the earliest in the country founded under the federally-funded vocational program. Under the direction of its first instructor, J. Douglas Wilson, who was well known and authored in his field, the Poly High carpentry program focused on instruction rather than construction:

“Our aim is not the building of a house, but the training and teaching of boys that they may become intelligent, self-supporting American citizens, skilled artisans with a sense of fairness and justice” (Wilson 1924).

As required by the Smith-Hughes Act, all lessons were vocationally based with three hours of focused classroom instruction in the morning and three hours of practical application on the jobsite in the afternoon, where instruction continued, interrupting construction as needed to go over related lessons.

The course also incorporated many local and regional fieldtrips (Wilson 1924; PHS Scrapbook 1924-5). The students of the Poly High class ranged from 14 to 18 years old, and started out by typically constructing one or more buildings per school year. At the start of the 1921 school year, the program began with 20 enrolled students, and the year closed with 17 boys. First making individual tool boxes for each student, the students of the Poly High carpentry class constructed a one-room, 28x40 foot Kindergarten (demolished 1971) for the school board to relieve overcrowding in local schools. This project was followed by the construction of the residence at 3144 Fairmount Boulevard (Wilson 1924) and completed the first year of the program (Figure 11).

In 1921, the school board entered into a contract with Jacob Grove “wherein for a stipulated sum... [the carpentry class was] to furnish all carpentry labor necessary for the construction of said dwelling” (Wilson 1923). The Poly High boys completing the grading, form setting, cement mixing and placing, framing, roof laying, and all outside and inside finish, which included laying hardwood floors, lathing, all inside trim, sash hanging, and the building and installation of all built-in features. All window frames and screens were made onsite by hand by the carpentry class students, and in general, the program emphasized hand work over machine work. Other craftsman, including plumbers, electricians, lathers, plasterers, masons, and painters, completed other components during the morning while the students were in the classroom (Wilson 1923 & 1924). Although no architect has been associated with the residence at 3144 Fairmount Boulevard, the clear stylistic intent evident in this modest Craftsman bungalow with low-pitched, widely overhanging eaves and paired and banded casement, indicates an unidentified designer. Like its neighbor to the north, the residence at 3144 Fairmount Boulevard is similarly modest in size, scale, and form and displays classical influence in the entry detail.

The federal public vocational education program remained essentially constant from 1917-1963, during which time enrollments increased seventeen fold and hundreds of millions of dollars were funneled into vocational education programs (Prentiss Hall Documents Library 2011), and the boys of the Poly High Carpentry Class went on to build many residences in Riverside, at least two of which were architect designed under the competent tutelage of at least three instructors - J. Douglas Wilson (1921-1924), E.N. Larmour (1925-1926), and EB Cordell (1927-1933). In addition to 3144 Fairmount Boulevard, other residences designed by the boys of the Poly High Carpentry Class have been identified or partially identified and include an unknown 5-room bungalow possibly for N.O. Moore and/or possibly on Larchwood Place (1922-23), 3908 Rosewood Place (in or by 1923-24), an unknown French Colonial residence (1923-24), 3694 Oakwood Place and a kindergarten room at Fremont School (1925-26), a kindergarten room at Lowell School (1926-27), 4800 Somerset Drive (1927-28) designed by architect Fredric Johnson, a residence for E.E. Pugh on Edgewood Place one block west of Brockton Avenue (1929-30), an unknown residence on Ramona Drive (1930-31), 4455 5th Street (1932-33) designed by architect G. Stanley Wilson, another residence for E.E. Pugh at 5865 Grand Avenue (1934-35), 3547 Hoover Street (1936-37), 4475 Rosewood Place (1938-39), and 4669 Sunnyside Drive (1941-42; See DPR Forms, Appendix A; Figure 12).

Recommended Mitigation:

**Mitigation Measure:** To further mitigate impacts to less than significant, prior to the issuance of a relocation permit for the residence at 3144 Fairmount Boulevard, the services of a consultant who meets the *Secretary of the Interior's Professional Qualifications Standards* shall be contracted to conduct a reconnaissance-level study of all Poly High School properties constructed as part of the Federal public vocational program under the Smith-Hughes Ac.

### 3144 Fairmount Boulevard

The Poly High House at 3144 Fairmount Boulevard appears eligible for the NR and CR under Criterion A/1 as it is associated with the earliest beginnings of the Smiths-Hughes, which launched the public vocational education movement in America. The property appears eligible for designation as a local Landmark under the recently revised City of Riverside Cultural Resources Ordinance, Title 20 of the Municipal Code (Title 20; Ord. 7108 §1, 2010) for its association with the Poly High Carpentry Class and the national vocational program (Criteria 1 and 2) and as a fine example of the Craftsman style applied to a modest bungalow that represents the work of the notable Poly High Carpentry boys and exhibits elements of high artistic value, on both the interior and exterior (Criteria 4 and 5). While the residence is no longer eligible as a contributor to the proposed Local Mile Square Northwest Historic District as its boundaries have been revised by City staff to exclude this block, the potential for a CR and local thematic district and as part of a NR multiple property listing of properties, and possibly other items, constructed by the Polytechnic High School Carpentry Class exists as many properties have now been identified through school yearbooks, student scrapbooks, and building permits though unidentified buildings are anticipated as building and historic records are inconsistent and further study must be completed to identify eligible contributors. Accordingly, the property is assigned a CHR Status Code of 3S – “Appears eligible for NR as an individual property through survey evaluation.”

Recommended Mitigation Measures:

**Mitigation Measure:** Demolition shall be avoided; a program shall be developed to either rehabilitate the property in place or relocate the residence and garage together to another parcel preferably within the adjacent potential Mile Square Northwest Historic District, another designated or potential historic district, or to an individual parcel.

### 3189 Market Street

The removal of the inappropriately enclosed rear porch has not compromised design integrity, and has brought to light an artifact concentration (MRC1103-H-1) that contains glass with seed bubbles, rarely present in glass manufactured after 1920 (Pollak 2005:29). Artifact 1, with “LB2” embossed in base, was manufactured from 1920-1933 by the Long Beach Glass Company (Toulouse 1971:318). Artifact 3 has a green painted maker mark consisting of stylized “HL” design, over “Homer Laughlin” and “Empress.” This mark was used circa 1900 (Lehner 1988:247). The diagnostic artifacts present coincide roughly with the earlier blue-collar building occupation (ca. 1900 to the early 1920s), but may also be remnants of Vanderzyls after their arrival in 1936, and help identify, with Sanborn Maps, the date of the rear porch enclosure as 1920-1951. The removal or covering of the exposed earthen ditch has not compromised integrity as its presence was unrelated to significance, although the loss of the store and warehouse has reduced association with the Vanderzyl Paper Company. However, the residence remains strongly associated with the locally prominent Vanderzyl family, who operated the business from 1929-1979, and continues to be a good example of the Free Classic Queen Anne, specifically of the Front-Gabled Roof subtype, eligible for local listing as a Structure of Merit under Criterion 4. The residence is no longer eligible as a contributor to the potential Mile Square Northwest Historic District as its boundaries have been revised by City staff to exclude this block. Accordingly, the property is assigned a CHR Status Code of 5S2 – “Individual property that is eligible for local listing or designation.”

#### Recommended Mitigation Measures:

**Mitigation Measure:** Demolition shall be avoided; a program shall be developed to either rehabilitate the property in place or relocate the residence to another parcel preferably within the adjacent potential Mile Square Northwest Historic District, another designated or potential historic district, or to an individual parcel.

### 3867 Second Street

Greater access to the side and rear elevations of the residence has shown that alterations to this residence, including the replacement of windows, the alteration of window openings, the removal or enclosure of the rear porch, the removal of the front dormer, and the alteration of the front porch roof, are more extensive than previously understood. The sum of alterations has significantly compromised the design integrity of the residence, and it does not appear to meet the threshold of integrity for eligibility at any level. In addition, the residence is no longer eligible as a contributor to the potential Mile Square Northwest Historic District as its boundaries have been revised by City staff to exclude this block. Accordingly, the property is assigned a CHR Status Code of 6Z – “Found ineligible for NR, CR, and Local designation through survey evaluation.”

### 3130 Fairmount Boulevard

Though constructed in August 1921 for William Harris, an investment owner and salesman, by local real estate man Jacob F. Grove, who occupied the residence to the south, during the onset of a second, unprecedented boost in post-WWI regional population boom, this association has not been previously or currently found historically significant. The residence was not previously found eligible for individual designation based on the number and severity of alterations. Greater access to the side and rear elevations of the residence has shown that alterations to original fenestration patterns and window openings are more extensive than previously understood and have significantly compromised the design integrity of this Neoclassical Bungalow. The residence does not appear to meet the threshold of integrity for individual eligibility at any level and is no longer eligible as a contributor to the potential Mile



Square Northwest Historic District as its boundaries have been revised by City staff to exclude the block bounded by 1st Street, Market Street, 2nd Street, and Fairmount Boulevard, upon which this residence sits. Accordingly, the property is assigned a CHR Status Code of 6Z – “Found ineligible for NR, CR, and Local designation through survey evaluation.”

Since the structure does not constitute a “cultural resource” under CEQA, no mitigation measures are required. However, with most demolitions of older structures, staff is recommending that a condition be added to allow for the architectural salvage prior to demolition.

#### Additional Mitigation Measures

**Mitigation Measure:** Due to the presence of a historic refuse concentration, historic buildings, and the potential for buried remnants of the Riverside Lower Canal, the subject property is considered sensitive for buried archaeological resources. In addition, past construction monitoring and archaeological excavation projects in the area have identified significant buried cultural resources. A qualified archaeological monitor shall be present during all proposed ground-disturbing activities. If any prehistoric or historic cultural resources are uncovered during ground-disturbing activities, the monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of the find until it can be evaluated by the project archaeologist. Impacts to finds determined to represent significant cultural resources shall be mitigated through data recovery.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

#### **Compliance with section 20.30.030 of the City of Riverside Municipal Code:**

The proposed project has been evaluated for compliance with Section 20.30.030 of the Riverside Municipal Code. While previously determined contributors to the Mile Square Northwest Potential Historic District, the residences located at 3130 Fairmount Boulevard and 3867 Second Street were not identified as being individually significant. With the redistricting of the boundary of the district, the structures were no longer contributors to the district as they were located outside the district boundary. In addition, as noted above, the residences were re-evaluated in 2012 to determine eligibility and were determined to be ineligible for Nation, California, and Local designation. As such, the structures are not cultural resources for the purposes of CEQA and therefore may be demolished without mitigation.

The residences located at 3144 Fairmount Boulevard and 3189 Market Street were also previously determined to be contributors to the Mile Square Northwest Potential Historic District. With the redistricting of the boundary of the district, the structures were no longer contributors to the district as they were located outside the district boundary. However, 3189 Market Street appears eligible for local listing as City Structures of Merit under Criterion 4 as being a “good example of the Free Classic Queen Anne” style of architecture. 3144 Fairmount Boulevard appears to be eligible for local listing as a City Landmark under Criteria 1, 2, 4, and 5 for its association with the Poly High Carpentry Class and the national vocational program (Criteria 1 and 2) and as a fine example of the Craftsman style applied to a modest bungalow that represents the work of the notable Poly High Carpentry boys and exhibits elements of high artistic value, on both the interior and exterior (Criteria 4 and 5).

While all four structures have been requested to be demolished, the demolition of the structures at 3144 Fairmount Boulevard and 3189 Market Street would signify a significant unavoidable impact which cannot be mitigated through the Mitigated Negative Declaration process. To reduce the project to a level of less than significant, staff had conditioned that the residences at 3144 Fairmount Boulevard and 3189 Market Street be retained and/or relocated and rehabilitated. The retention of these two structures will ensure that the project, as a whole, has a less than significant impact.

**FACTS FOR FINDINGS:** (From Section 20.25.050 of the Riverside Municipal Code)

**FINDING:** The proposed undertaking is consistent or compatible with the architectural period and the character-defining elements of the historic building.

**FACTS:** The project involves demolition of two structures from the site and does not involve any new structure or any addition to existing structures where consistency or compatibility with an architectural period or character-defining elements of a historic building is a consideration. The future development of the site will require either the adaptive integration of the remaining two residences into the project, or relocation of the residences off the site which will require a separate review and approval.

**FINDING:** The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.

**FACTS:** The subject residences have been vacant for several years and have deteriorated due to vagrants and transients. As a result, the structure at 3130 Fairmount Boulevard and 3867 Second Street no longer retains sufficient integrity and are proposed to be demolished. The residences at 3144 Fairmount Boulevard and 3189 Market Street will be retained on site or relocated to another parcel in the future. Upon relocation request, a new Certificate of Appropriateness will be required to ensure that the relocation of the residences comply with this standard. As such, the project complies with this finding.

**FINDING:** The colors, textures, materials, fenestration, decorative features, details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.

**FACTS:** The subject residences have been vacant for several years and have deteriorated due to vagrants, transients and exposure. As a result, the structure at 3130 Fairmount Boulevard and 3867 Second Street no longer retains sufficient integrity and are proposed to be demolished. The residences at 3144 Fairmount Boulevard and 3189 Market Street will be retained on site or relocated to another parcel in the future. Upon relocation request, a new Certificate of Appropriateness will be required to ensure that the relocation of the residences comply with this standard. As such, the project complies with this finding.

**FINDING:** The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.

**FACTS:** The subject residences have been vacant for several years and have deteriorated due to vagrants, transients and exposure. As a result, the structure at 3130 Fairmount Boulevard and 3867 Second Street no longer retains sufficient integrity and are proposed to be

demolished. The residences at 3144 Fairmount Boulevard and 3189 Market Street will be retained on site or relocated to another parcel in the future. Upon relocation request, a new Certificate of Appropriateness will be required to ensure that the relocation of the residences comply with this standard. As such, the project complies with this finding.

**FINDING:** The proposed change does not destroy or adversely affect an important architectural, historical, cultural or archaeological feature or features;

**FACTS:** The subject residences were evaluated to determine the potential impacts associated with their demolition. During the evaluation, 3130 Fairmount Boulevard and 3867 Second Street were determined to lack any historical significance and therefore are not considered cultural resources. 3144 Fairmount Boulevard and 3189 Market Street were, however, determined to be cultural resources under CEQA and eligible for listing as a City Landmark and City Structure of Merit respectively. As such, the demolition 3130 Fairmount Boulevard and 3867 Second Street will not destroy or adversely affect an important architectural, historical, cultural, or archeological feature. Likewise, the retention of 3144 Fairmount Boulevard and 3189 Market Street will ensure that the important architectural, historical, and cultural features are retained. As such, the project complies with this finding.

**FINDING:** The Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.

**FACTS:** The relocation of 3144 Fairmount Boulevard and 3189 Market Street will be evaluated, through a separate Certificate of Appropriateness, at the time relocation is proposed to ensure the project complies with the design guidelines based on the unique circumstances of the receiving parcel.

**FINDING:** The Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**FACTS:** The cultural resources report prepared by JMRC evaluated the project for compliance with the Secretary of the Interior Standards. As noted above and in the supporting documentation, the project complies with all applicable standards.

**PUBLIC COMMENT:**

Public notices were mailed to all property owners and tenants within 300 feet of the subject site. As of the writing of this report, no written comments have been received in support or opposition. One phone call was received in support of the project.

**RECOMMENDATION:**

That the Cultural Heritage Board:

1. **DETERMINE** that Planning Case P12-0214 will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration; and
2. **APPROVE** Planning Case P12-0214 subject to the findings and conditions in the attached staff report and, therefore, permit the demolition of 3130 Fairmount Boulevard and 3867 Second Street.

**EXHIBITS:**

1. Location Map
2. Aerial Map
3. Site Photos

## RECOMMENDED CONDITIONS OF APPROVAL

Case Number: P12-0214

MEETING DATE: June 20, 2012

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **OCCUPANCY** hold can be released.
2. There is a ten calendar-day appeal period that will lapse at 5:00 p.m. on July 2, 2012. Appeals of the Board's action will not be accepted after this time.
3. This approval will expire in one year on **June 20, 2013**.
4. This project shall fully and continually comply with all applicable conditions of approval, State, Federal, and Local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation, or further legal action.

### Specific Conditions of Approval

5. A demolition permit shall be obtained prior to demolition activity of 3130 Fairmount Boulevard.
6. A demolition permit shall be obtained prior to demolition activity of 3867 Second Street.
7. \* *3144 Fairmount Boulevard*. Demolition shall be avoided; a program shall be developed to either rehabilitate the property in place or relocate the **residence and garage** together to another parcel preferably within the adjacent potential Mile Square Northwest Historic District, another designated or potential historic district, or to an individual parcel.
8. \* *3189 Market Street*. Demolition shall be avoided; a program shall be developed to either rehabilitate the property in place or relocate the residence to another parcel preferably within the adjacent potential Mile Square Northwest Historic District, another designated or potential historic district, or to an individual parcel.
9. \* Due to the presence of a historic refuse concentration, historic buildings, and the potential for buried remnants of the Riverside Lower Canal, the subject property is considered sensitive for buried archaeological resources. In addition, past construction monitoring and archaeological excavation projects in the area have identified significant buried cultural resources. A qualified archaeological monitor shall be present during all proposed ground-disturbing activities. If any prehistoric or historic cultural resources are uncovered during ground-disturbing activities, the monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of the find until it can be evaluated by the project archaeologist. Impacts to finds determined to represent significant cultural resources shall be mitigated through data recovery.
10. \* If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be

notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

*Prior to the Issuance of a Relocation Permit for 3144 Fairmount Boulevard:*

11. \* To further mitigate impacts to less than significant, prior to the issuance of a relocation permit for the residence at 3144 Fairmount Boulevard, the services of a consultant who meets the Secretary of the Interior's Professional Qualifications Standards shall be contracted to conduct a reconnaissance-level study of all Poly High School properties constructed as part of the Federal public vocational program under the Smith-Hughes Act.

*Prior to the Issuance of a Relocation Permit:*

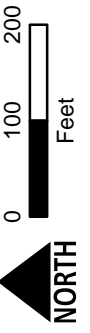
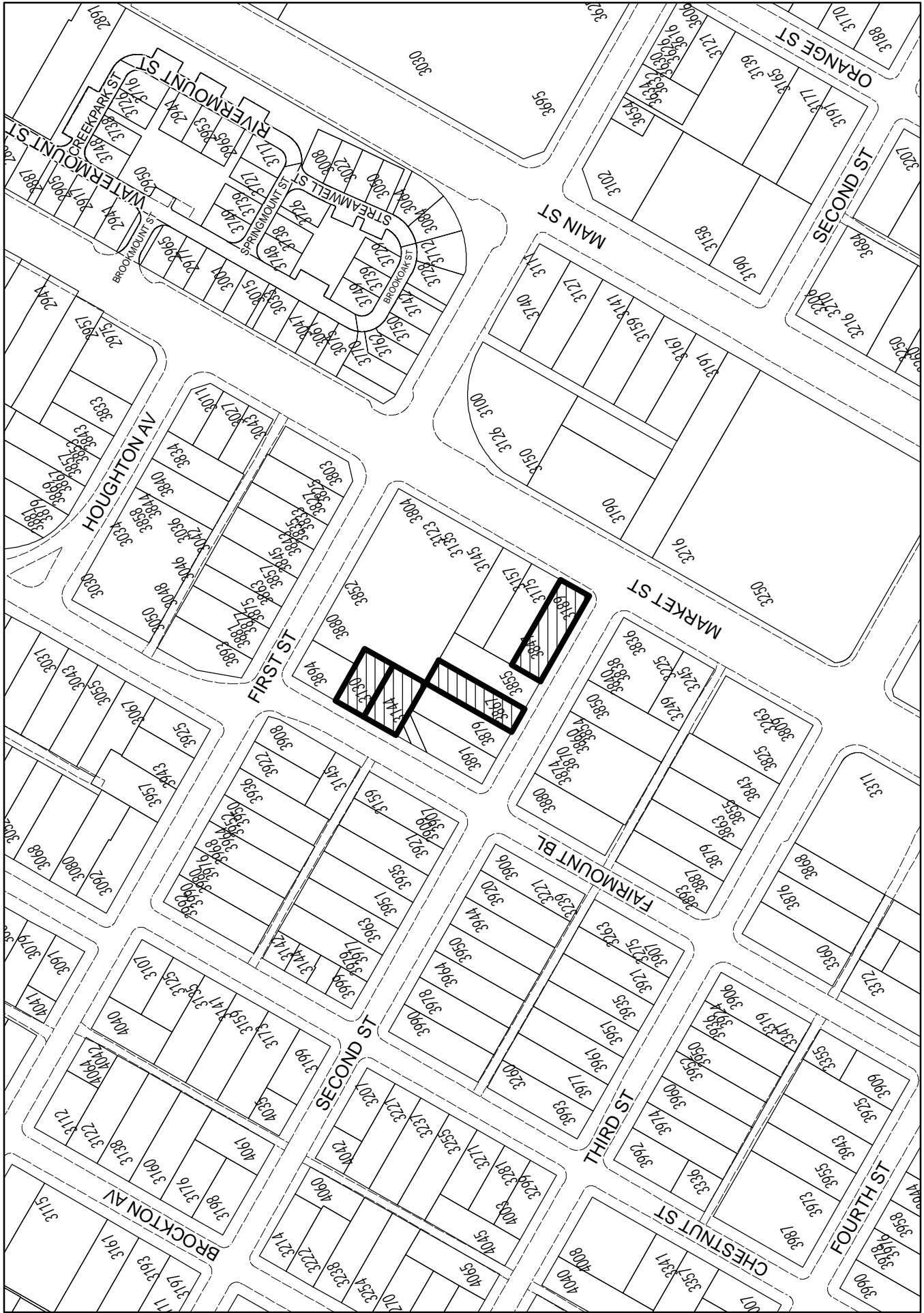
12. A certificate of appropriateness shall be obtained for the receiver site of the relocated residences. The relocation project shall comply with all applicable standard of the Municipal Code including, but not limited to, Zoning (Title 19), Cultural Resources (Title 20), Grading (Title 16), the Citywide Residential Historic Design Guidelines, the Secretary of the Interior Standards, etc.
13. The applicant shall prepare a security and interim protection plan for the relocation and rehabilitation of the residences. The plan shall include provisions for securing the buildings, ensuring appropriate weatherproofing, etc.
14. The applicant shall obtain all necessary permits from the Building and Safety division for the restoration of the residences PRIOR TO, or concurrent with, issuance of the relocation permit(s).

*Prior to the Issuance of a Demolition Permit:*

15. \*The applicant shall contact interested repositories, including but not limited to historic resources interest groups, to provide the opportunity to salvage interior and exterior character-defining building materials and fixtures. The applicant shall provide proof in writing of contact made in regard to this condition (i.e., copies of the letters).
16. \*To mitigate for potential adverse impacts resulting from demolition activities, development projects must abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the demolition phase. Measures may include:
  - a. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
  - b. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
  - c. Wash off trucks and other equipment leaving the site;
  - d. Replace ground cover in disturbed areas immediately after construction;

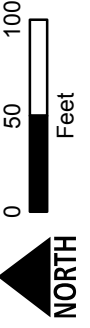
- e. Keep disturbed/loose soil moist at all times;
  - f. Suspend all grading activities when wind speeds exceed 25 miles per hour;
  - g. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
17. \* To reduce diesel emissions associated with demolition, demolition contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
18. \* To reduce demolition related particulate matter air quality impacts of City projects the following measures shall be required:
- a. the generation of dust shall be controlled as required by the AQMD;
  - b. grading activities shall cease during periods of high winds (greater than 25 mph);
  - c. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and
  - d. the contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.

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Travis Randel



P12-0214, Exhibit 1 - Location Map





P12-0214, Exhibit 2 - 2012 Aerial Photo

3867 2<sup>ND</sup> ST.



P12-0214  
Exhibit 3  
Site Photos



3867 2<sup>ND</sup> ST.



P12-0214  
Exhibit 3  
Site Photos



3130 FAIRMOUNT BLVD.



P12-0214  
Exhibit 3  
Site Photos

3144 FAIRMOUNT BLVD.



P12-0214  
Exhibit 3  
Site Photos

3144 FAIRMOUNT BLVD.



P12-0214  
Exhibit 3  
Site Photos

3144 FAIRMOUNT BLVD.



P12-0214  
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3144 FAIRMOUNT BLVD.



P12-0214  
Exhibit 3  
Site Photos



3189 MARKET ST.



P12-0214  
Exhibit 3  
Site Photos

3189 MARKET ST.



P12-0214  
Exhibit 3  
Site Photos

3189 MARKET ST.



P12-0214  
Exhibit 3  
Site Photos



City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT

## Planning Division

### Draft Mitigated Negative Declaration

**AGENDA ITEM NO.: 1**

**WARD: 1**

1. **Case Number:** P12-0214
2. **Project Title:** 3189 Market Street, 3130 and 3144 Fairmount Boulevard, and 3867 Second Street demolition.
3. **Hearing Date:** June 20, 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:** Travis Randel, Associate Planner  
**Phone Number:** (951) 826-5932
6. **Project Location:** 3189 Market Street, 3130 and 3144 Fairmount Boulevard, and 3867 Second Street.
7. **Project Applicant/Project Sponsor's Name and Address:**  
Kirk Bowlus on behalf of Preferred Bank  
(951) 784-4811  
Bowlus-Pacific Venture Corp.  
7177 Brockton Avenue  
Riverside, CA 92506
8. **General Plan Designation:** Downtown Specific Plan
9. **Zoning:** DSP – RC – Downtown Specific Plan – Raincross District.
10. **Description of Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

#### *Previously Reviewed and Approved Project*

In 2006 and 2007, the Cultural Heritage and City Planning Commission respectively approved the redevelopment of the subject site then known as M'Sole. The project involved all but two parcels (3879 and 3891 Second Street) and included the relocation of four single-family residences and the architectural interpretation of an art-deco commercial building. In mid-2007, demolition permits were obtained for several of the existing single-family residences and one of the commercial buildings on the site.

In December of 2008, the M'Sole project was revised to include all 13 parcels and was again approved by the Cultural Heritage Board and City Planning Commission. This approval removed the architectural interpretation requirement for 3157 Market Street while retaining the relocation of the 4 single-family residences.

*Current Proposal*

The subject site was foreclosed and is now owned by Preferred Bank. The applicant, working on behalf of Preferred Bank, is proposing the demolition the remaining buildings and structures on the property located between Market Street, Fairmount Boulevard, and First and Second Streets. The demolition includes:

1. 3189 Market Street
2. 3867 Second Street
3. 3130 Fairmount Street
4. 3144 Fairmount Street

In conjunction with the project, the land will be graded and smoothed, sewers capped and prepared for a future redevelopment. There is no known redevelopment proposal at this time.

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

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
<b>Project Site</b>	Vacant Single-Family Vacant Commercial	Downtown Specific Plan	DSP-RC – Downtown Specific Plan Raincross District
<b>North</b>	Multiple-Family Residential	Downtown Specific Plan Medium High Density Residential	R-3-1500 – Multiple-Family Residential CR – Commercial Retail DSP-MSG – Downtown Specific Plan Market Street Gateway.
<b>East</b>	Vacant	Downtown Specific Plan	DSP-RC – Downtown Specific Plan Raincross District
<b>South</b>	Commercial Residential	Downtown Specific Plan	DSP-RC – Downtown Specific Plan Raincross District
<b>West</b>	Residentail	Downtown Specific Plan	DSP-RES – Downtown Specific Plan Residential District

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

- a. None

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

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. Cultural Resources Resurvey/Update, JM Research and Consulting, April 2012

**14. Acronyms**

AICUZ - Air Installation Compatible Use Zone Study

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

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

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

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

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

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

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

For City of Riverside



City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT

## Planning Division

### Environmental Initial Study

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

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



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

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>1. AESTHETICS.</b> Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1a. Response:</b> <i>(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)</i></p> <p>The proposed project consists of an infill project within an urbanized area completely surrounded by existing development where there are no scenic vistas and where direct, indirect and cumulative impacts to scenic vistas are <b>less than significant impacts</b>. Further, any future development will be reviewed for compliance with the Citywide Design Guidelines.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1b. Response:</b> <i>(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)</i></p> <p>The General Plan 2025 designates several roadways as Scenic Boulevards and Parkways in order to protect scenic resources and enhance the visual character of Riverside. The proposed project is located along Market Street which is designated as a Scenic Boulevard within the Circulation and Community Mobility Element of the General Plan 2025. The proposed project will demolish four single-family residences which have been neglected and abandoned for several years. The buildings are frequently covered in graffiti and have become a haven for transients. The General Plan 2025 includes policies intended to minimize aesthetic impacts and impacts on visual resources. The future development proposal will be evaluated for compliance with the policies and the Citywide Design Guidelines. As such, the project will have a <b>less than significant impact</b>.</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> <i>(Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines, and Downtown Specific Plan)</i></p> <p>The proposed project consists of an infill project within an urbanized area completely surrounded by existing development. The proposed demolition will prepare the site for future redevelopment while eliminating residential structures which have been repeatedly targeted by graffiti and transients. Therefore, it will not degrade the existing visual character of the area and <b>no impact</b> directly, indirectly or cumulatively to the visual character or quality of the Planning Area will occur.</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> <i>(Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines, and Downtown Specific Plan)</i></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 demolition of four unoccupied single-family residences. No new lighting is proposed or required for the project. No exterior building materials are proposed that would contribute to daytime glare impacts. Staff has recommended as Cultural Resources mitigation that two of the houses (3144 Fairmount and 3189 Market Street) be rehabilitated on site or relocated to another area of the City. Upon rehabilitation and occupancy of the buildings in the new location, additional lighting will be generated; however, staff has conditioned that the lighting be shielded from adjacent</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
properties in compliance with the Zoning Code. As such the project will have <b>no impact</b> directly, indirectly or cumulatively which would adversely affect day or nighttime views.				
<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 effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2a. Response:</b> (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability &amp; General Plan 2025 FPEIR – Appendix I – Designated Farmland Table</p>				
<p>The Project is located within an urbanized area. A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 reveals that the project site is not designated as, and is not adjacent to or in proximity to any land classified as, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively to agricultural uses.</p>				
<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:</b> (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)</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:</b> (Source: GIS Map – Forest Data)</p>				
<p>The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2d. Response: (Source: GIS Map – Forest Data)</b>  The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland, therefore <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2e. Response: (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)</b>  The project is located in an urbanized area of the City. Additionally, 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.				
<b>3. AIR QUALITY.</b>				
Where available, the significance criteria es tablished 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"/>
<b>3a. Response: (Source: South Coast Air Quality Management District’s 2007 Air Quality Management Plan (AQMP))</b>  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 the 2007 AQMP, the proposed project will not conflict or obstruct implementation of the applicable air quality plan – AQMP and therefore this project will have no impact directly, indirectly or cumulatively to the implementation of an air quality plan.				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**3b. Response:** (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 AQMP, and CalEEMod 2011 Model)

An Air Quality Model was conducted using CalEEMod 2011.1.1. The results of the air quality model showed that the proposed project would generate emissions far lower than the SCAQMD thresholds for significance for air quality emissions and it was determined to be **less than significant** directly, indirectly and cumulatively to ambient air quality and will not contribute to an existing air quality violation.

CalEEMod MODEL RESULTS SHORT-TERM (Construction) IMPACTS						
Activity	Daily Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>SCAQMD Daily Thresholds Construction</b>	75	100	550	150	150	55
<b>Daily Project - Emissions Construction</b>	<i>6.19</i>	<i>19.11</i>	<i>11.37</i>	<i>0.02</i>	<i>3.38</i>	<i>1.67</i>
<b>Exceeds Y/N Threshold?</b>	N	N	N	N	N	N

CalEEMod MODEL RESULTS LONG-TERM (Operation) IMPACTS						
Activity	Daily Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>SCAQMD Daily Thresholds Operation</b>	55	55	550	150	150	55
<b>Daily Project - Emissions Operational</b>	<i>0.08</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Exceeds Y/N Threshold?</b>	N	N	N	N	N	N

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**3c. Response:** (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod 2011 Model)

Per the GP 2025 FPEIR, AQMP thresholds indicate future construction activities under the General Plan are projected to result in significant levels of NO<sub>x</sub> and ROG, both ozone precursors, PM-10, PM-2.5 and CO. Although long-term

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>emissions are expected to decrease by 2025, all criteria pollutants remain above the SCAQMD thresholds.</p> <p>The portion of the Basin within which the City is located is designated as a non-attainment area for ozone, PM-10 and PM-2.5 under State standards, and as a non-attainment area for ozone, carbon monoxide, PM-10, and PM-2.5 under Federal standards.</p> <p>Because the proposed project is consistent with the General Plan 2025, cumulative impacts related to criteria pollutants as a result of the project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the General Plan 2025 FPEIR. Therefore, cumulative air quality emissions impacts are <b>less than significant</b>.</p>				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3d. Response:</b> <i>(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District’s 2007 Air Quality Management Plan, and CalEEMod 2011)</i></p> <p>Short-term impacts associated with construction from General Plan 2025 typical build out will result in increased air emissions from grading, earthmoving, and construction activities. Mitigation Measures of the General Plan 2025 FPEIR requires individual development to employ construction approaches that minimize pollutant emissions (General Plan 2025 FPEIR MM AIR 1- MM AIR 5, e.g., watering for dust control, tuning equipment, limiting truck idling times). In conformance with the General Plan 2025 FPEIR MM AIR 1 and MM AIR 7 a CalEEMod computer model analyzed short-term construction and long-term operational related impacts of the project and determined that the proposed project would not exceed SCAQMD thresholds for short-term construction and long-term operational impacts. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations and a <b>less than significant impact</b> will occur directly, indirectly or cumulatively for this project.</p>				
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3e. Response:</b></p> <p>While exact quantification of objectionable odors cannot be determined due to the subjective nature of what is considered “objectionable,” the nature of the demolition of the single-family residences present a potential for the generation of objectionable odors associated with demolition activities. The demolition associated with the project will generate airborne odors like diesel exhaust emissions. However, said emissions would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the construction site. Therefore, they would not expose a substantial number of people to objectionable odors on a permanent basis. Therefore, the project will not cause objectionable odors affecting a substantial number of people and a <b>less than significant impact</b> directly, indirectly and cumulatively will occur.</p>				
<p><b>4. BIOLOGICAL RESOURCES.</b></p>				
<p>Would the project:</p>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>4a. Response:</b> <i>(Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other</i></p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><i>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)</i></p>				
<p><b>Less Than Significant Impact.</b> The project site is located within an urban built-up area and is surrounded by existing development and a search of the MSHCP database and other appropriate databases identified no potential for candidate, sensitive or special status species, suitable habitat for such species on site, Federal Species of Concern, California Species of Special Concern, and California Species Animal or Plants on lists 1-4 of the California Native plant Society (CNPS) Inventory. Thus 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>				
<p>b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4b. 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)</i></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>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4c. Response:</b> <i>(Source: City of Riverside GIS/CADME USGS Quad Map Layer)</i></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. Further, there are no protected wetlands within the project area. Therefore, the project will have <b>no impact</b> on any federally protected wetlands or other sensitive natural community directly, indirectly and cumulatively.</p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4d. Response:</b> <i>(Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage)</i></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. There are no protected wetlands within</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
the project area. Finally, the site is developed with a large commercial building and four single-family residences with limited potential habitat for any resident or migratory wildlife. Therefore, the project will have <b>no impact</b> on substantially interfering with the movement of any resident or migratory fish or wildlife directly, indirectly and cumulatively.				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4e. Response:</b> <i>(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)</i></p> <p>The project is located on a previously developed/improved site within an urbanized area. The proposed demolition of the site does not conflict with any local policies or ordinances protecting biological resources. Therefore, the project will have <b>no impact</b>.</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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4f. Response:</b> <i>(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)</i></p> <p>The project is located on a previously developed/improved site within an urbanized area. The proposed demolition of the site does not conflict with any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the project will have <b>no impact</b>.</p>				
<p><b>5. CULTURAL RESOURCES.</b> Would the project:</p>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, and site specific Cultural Resources Survey prepared by JMRC on April 2012)</i></p> <p>The project area is outside the northwest boundary of the potential CRHR and Local Mile Square Northwest Historic District, which was identified in 2003, expanded in 2005 and revised in 2008. The potential district is located in the northwest quadrant of Riverside's original Mile Square (1870) and represents the first weave of residential development in the original town site as well as late-19th century and early 20th century population-drive residential development booms. During Riverside's easiest period of settlement, much of the Mile Square was developed with agricultural property, and citrus groves blanketed much of the landscape. Large, predominately two-story grove residences first dotted the Mile Square but soon gave way to smaller cottages when speculators re-subdivided the land during and immediately after the 1880's land boom. Another population-drive boom just after the turn of the century increase the need for housing in proximity to the downtown core that was growing in size and concentration, and the large agricultural properties were subdivided to accommodate smaller single-family residences and multi-family construction. While later phases of construction filled the vacant lots of the Northwest Quarter of the Mile Square, the most residences were building during the early 20th century and included early period revival styles, like Colonial, and Classical Revivals and Craftsman Bungalows. The streetscape took on its current appearance at this time when character defining features such as street trees, streetlights, sidewalks, common setbacks, and landscaped parkways were developed, which contribute to the district.</p>				



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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In 2006, the Cultural Heritage Board approved Planning Case P06-1172, a request for a Certificate of Appropriateness to relocate and/or demolish 13 residential and commercial buildings that occupied the site. Of the 13 buildings, five were determined to be eligible for designation and therefore considered “historical resources.” In 2008, demolition permits were issued for all “non-historic” structures on the site excluding one of the commercial buildings which was still in use.

In 2008, the Certificate of Appropriateness was revised with the approval of P08-0841. The revised Certificate of Appropriateness permitted the demolition of all structures on the site, including the commercial building except for 3130 and 3144 Fairmount Boulevard, 3189 Market Street and 3867 Second Street. A revised survey found that, all four of the remaining residences were identified as being contributors to the potential Mile Square Northwest Historic District while 3189 Market Street and 3144 Fairmount Boulevard were identified as also being individually significant. Subsequent to 2008, the boundary of the potential Mile Square Northwest Historic District was revised to exclude the entire block bound by First, Second and Market Street and Fairmount Boulevard. As such, the structures are no longer contributors to the district since they are located outside the potential boundary of the district.

In April 2012, JMRC Consulting was contracted to re-evaluate the subject site to account for the changes in the existing neighborhood and explore the possibility to demolish the remaining four single-family residences. As a result of the revised survey, only two of the four residences were determined to meet the CEQA definition of a “historic resource”, and appear eligible for designation: 3144 Fairmount Boulevard and 3189 Market Street. The remaining residences, 3867 Second Street and 3130 Fairmount Boulevard were determined to have a California Historic Resources Code of 6Z which states that the property was “found ineligible for NR, CR and Local designation through survey evaluation.”

**IS Table 1 – Cultural Resources Matrix**

<b>Address</b>	<b>Date of Construction</b>	<b>Architectural Style</b>	<b>Period of Significance</b>	<b>2008 CHR Status Code<sup>1</sup></b>	<b>2012 Revised CHR Status Code<sup>1</sup></b>
3189 Market	1895-1908	Free Classic Queen Anne	Late 19 <sup>th</sup> , Early 20 <sup>th</sup> Century Res. Growth	3CD/5S2	5S2
3867 Second	1894	Folk Victorian	L. 19 <sup>th</sup> Century Residential Growth	5D2	6Z
3130 Fairmount	1921	Altered Bungalow	Early 20 <sup>th</sup> Century Res. Boom	5D2	6Z
3144 Fairmount	1921	Craftsman Bungalow	Early 20th Century Suburban Infill	3CD/5S2	3S

<sup>1</sup> The CHR (California Historic Resource) Code characterizes a properties overall historic value as a cultural resource.

3S = “Appears eligible for National Register (NR) as an individual property through survey evaluation.”

3CD = “Appears eligible for California Register (CR) as a contributor to a CR eligible district through a survey evaluation.”

5S2 = “Individual property that is eligible for local listing or designation.”

5D2 = “Contributor to a district that is eligible for local listing or designation.”

6Z = “Found ineligible for National Register (NR), CR or Local designation through survey evaluation.”

The applicant is proposing the demolition of all four remaining residences on the site. However, since 3189 Market Street and 3144 Fairmount Boulevard were determined to be “Historic Resources,” the demolition of the residences would constitute an unavoidable significant impact under CEQA. Consequently, the demolition of these structures cannot be mitigated to a level of less than significant. However, JMRC has provided several mitigation measures which require the retention of the structures and therefore will result in less than significant impacts.

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>MM Cultural 1:</b> <i>3144 Fairmount Boulevard.</i> Demolition shall be avoided; a program shall be developed to either rehabilitate the property in place or relocate the residence and garage together to another parcel preferably within the adjacent potential Mile Square Northwest Historic District, another designated or potential historic district, or to an individual parcel.</p> <p><b>MM Cultural 2:</b> <i>3189 Market Street.</i> Demolition shall be avoided; a program shall be developed to either rehabilitate the property in place or relocate the residence to another parcel preferably within the adjacent potential Mile Square Northwest Historic District, another designated or potential historic district, or to an individual parcel.</p> <p><b>MM Cultural 3:</b> <i>Archaeological Features.</i> Due to the presence of a historic refuse concentration, historic buildings, and the potential for buried remnants of the Riverside Lower Canal, the subject property is considered sensitive for buried archaeological resources. In addition, past construction monitoring and archaeological excavation projects in the area have identified significant buried cultural resources. BCR Consulting recommends that a qualified archaeological monitor shall be present during all proposed ground-disturbing activities. If any prehistoric or historic cultural resources are uncovered during ground-disturbing activities, the monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of the find until it can be evaluated by the project archaeologist. Impacts to finds determined to represent significant cultural resources shall be mitigated through data recovery.</p> <p><b>Condition of Approval 1:</b> Several features, including drainage grates, parkways, street trees, streetlights, and stamped hardscape (JMRC 2006), are still extant around the boundary of the block and may warrant special consideration in local planning due to their local historic value. Efforts to retain these features during the proposed demolition project and future unknown redevelopment should be made.</p> <p>Given that the project will comply with all recommended mitigation measures applicable to the project, the project will have a less than significant impact on cultural resources.</p>				
<p>b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5b. Response:</b> <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study and site specific Cultural Resources Survey prepared by JMRC on April 2012)</i></p> <p>The project area is identified by the General Plan EIR as having an unknown potential for archeological resources. The project site is generally flat and does not exhibit any unique geologic features. The entire project site has an unknown potential for unique paleontological resources. However, given that the project area is fully developed, the project will have a less than significant impact on substantial adverse changes to archeological and paleontological resource. There are no known historical resources (excluding the cultural resources discusses above), archaeological or paleontological resources on the property and no further cultural resources investigations are required unless buried archaeological deposits are encountered during grading. The potential for the project area to contain intact buried archaeological deposits is considered low. However, should historical resources, archaeological, or paleontological materials be encountered during grading, an adverse change in significance could occur. Therefore, the following mitigation measures shall be implemented:</p> <p><b>MM Cultural 4:</b> Should archaeological, paleontological or cultural resources be inadvertently unearth during any ground disturbing activities all work within the vicinity of the fine shall be re-directed, the City of Riverside Historic Preservation Officer, and the project archaeologist shall be contacted immediately. The applicant shall enter into a contract with a qualified archaeologist to evaluate the find and determine its significance. Should the find be of significance the archaeologist shall salvage items as they are unearthed during construction and ground-disturbing activities on the remainder of the site shall be monitored. The applicant shall contract with a qualified professional to prepare recovered specimens to a point of identification and permanent preservation, including washing or sediments to recover small invertebrates and vertebrates in the case of paleontological resources. Preparation and stabilization of all finds of significance is essential to fully mitigate adverse impacts to resources.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>MM Cultural 5:</b> The applicant shall provide for the identification and curation of specimens to an established, accredited museum repository with permanent retrievable collection (e.g. San Bernardino County Museum). These procedures are also essential steps in effective mitigation and CEQA compliance. The qualified professional shall have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation shall not be achieved until the found resources are entered into curation at an established museum repository and fully documented.</p>				
<p><b>MM Cultural 6:</b> The applicant shall contract with a qualified professional to prepare a report of findings with an appended itemized inventory of specimens. This report and inventory shall be submitted to the City of Riverside Historic Preservation Officer along with confirmation of the curation of the recovered specimens into an established, accredited museum repository. Submittal of this report to the City of Riverside will signify completion of the program to mitigate impacts to cultural, archaeological and paleontological resources.</p>				
<p>With the incorporation of the aforementioned mitigation measures, the project will have a less than significant impact.</p>				
<p>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5c. Response:</b> <i>(Source: General Plan 2025 Policy HP-1.3)</i></p> <p>See response 5b above.</p>				
<p>d. Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>See response 5b above.</p>				
<p><b>6. GEOLOGY AND SOILS.</b></p>				
<p>Would the project:</p>				
<p>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6i. Response:</b> <i>(Source: General Plan 2025 Figure PS-1 – Regional Fault Zones &amp; General Plan 2025 FPEIR Appendix E – Geotechnical Report)</i></p>				
<p>There are no known active faults located on the property. The overall area does not have a history of intense seismic activity. However, all of California can be expected to be subjected to strong earthquake-induced ground shaking during the useful life of the new proposed residences and commercial structures. This seismic activity is likely to originate along the Elsinore Fault, located approximately seven miles southwest of the project site. Other active faults would be the Sierra Madre-Cucamonga, the San Jacinto as well as the San Andreas, which are a considerable distance north and west. The project site is not delineated within the most recent Alquist-Priolo Earthquake Fault zoning Map issued by the state Geologist for the area. All structures, prior to the issuance of building permits will be subject to review and approval by</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>the City's Building Official based upon the requirements of the California Building Code.</p> <p>Based upon the requirements of the California Building Code the risk to structures will be <b>less than significant</b>.</p>				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 will be required to comply with California Building Code regulations, impacts associated with strong seismic ground shaking are reduced to <b>less than significant</b> impact levels directly, indirectly and cumulatively.</p>				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 a low potential for liquefaction per the GP 2025 Liquefaction Zones Map – Figure PS-2. Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction, are reduced to less than significant impact levels 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 checked="" type="checkbox"/>	<input 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)</p> <p>Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The City is not responsible for approving the SWPPP or ensuring that it is implemented. Rather, the Regional Water Quality Control Board (RWQCB) is responsible for enforcing National Pollutant Discharge Elimination System (NPDES) regulations. The Grading Code (Title 17) requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 17 will ensure that soil erosion or loss of topsoil will be <b>less than significant</b> impact directly, indirectly and 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 type="checkbox"/>
<p><b>6c. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones,</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p align="center"><i>General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report)</i></p>				
<p>The general topography of the subject site is flat with a 2.6% slope from the southwest to the north east. Compliance with the City’s existing codes and the policies contained in the General Plan 2025 help to ensure that impacts related to geologic conditions are reduced to less than significant impact levels directly, indirectly and cumulatively.</p>				
<p>Landslides: See response 6 a iv.</p>				
<p>Lateral spreading: Adherence to the City’s Grading and Subdivision Codes as well as the California Building Code in the design of this project will prevent lateral spreading. As the site is graded to accommodate the project, a 4-foot retaining wall will be placed on the northeastern corner of the project site.</p>				
<p>Subsidence: The project site is relatively flat with a low potential for liquefaction. As such, the potential for subsidence is less than significant.</p>				
<p>Liquefaction: See response 6 a iii.</p>				
<p>Collapse: Adherence to the City’s grading and building requirements will ensure that the property is adequately prepared to prevent the collapse of the graded pad.</p>				
<p>As illustrated above, the project will have a less than significant impact both directly, indirectly and cumulatively on unstable soils.</p>				
<p>d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 soil type of the subject site is identified as Buren and Greenfield. The Buren soil is characterized by having a moderate shrink-swell potential while the Greenfield soil has a low potential. Compliance with the applicable provisions of the City’s Subdivision Code – Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a <b>less than significant</b> impact level for this project directly, indirectly and cumulatively</p>				
<p>e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6e. Response:</b> <i>(Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)</i></p>				
<p>The proposed project will be served by existing sewer infrastructure located within the public right of way. The project will, however, install on-site infrastructure to serve the proposed uses. Therefore the project will have <b>no impact</b> related to soils incapable of supporting the use of septic tanks or alternative water disposal systems either directly, indirectly or cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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 will not result in a net increase in GhG emissions as it consists of demolition of four single-family residences and no long term emissions would result from this proposal. The project will also 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 checked="" type="checkbox"/>	<input 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 7a above, the project would comply with the City's General Plan policies and State Building Code provisions designed to reduce GhG emissions. In addition, the project would comply with all SCAQMD applicable rules and regulations during demolition process, 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. Based upon the prepared Climate Change Analysis for this project and the discussion above, the project will not conflict with any applicable plan, policy or regulation related to the reduction in the emissions of GhG and thus a <b>less than significant impact</b> will occur directly, indirectly and cumulatively in this regard.</p>				
<b>8. HAZARDS &amp; HAZARDOUS MATERIALS.</b> Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i></p> <p>The United States Department of Transportation (USDOT) Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials, as described in Title 49 of the Code of Federal Regulations, and implemented by Title 13 of the CCR.</p> <p>The transportation of hazardous materials can result in accidental spills, leaks, toxic releases, fire, or explosion. It is possible that licensed vendors could bring some hazardous materials to and from the project site. However, appropriate documentation for all hazardous waste that is transported in connection with this project's activities will be provided as required for compliance with existing hazardous materials regulations codified in Titles 8, 22, and 26 of the California Code of Regulations, and their enabling legislation set forth in Chapter 6.95 of the California Health and Safety Code. In addition, the specific project-site developers shall comply with all applicable Federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, including but not limited to Title 49 of the Code of Federal Regulations.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>As well, hazardous materials are required to be stored in designated areas designed to prevent accidental release to the environment and disposed of according to the rules and regulations of State and Federal agencies. The California Building Code (CBC) requirements prescribe safe accommodations for materials that present a moderate explosion hazard, high fire, physical hazard, or health hazards. Compliance with all applicable Federal and State laws and the CBC related to the storage of hazardous materials would maximize containment and provide for prompt and effective clean-up if an accidental release occurs. In addition, the City of Riverside has initiated a hazardous waste pick up day and has opened designated locations that will accept and ensure the proper disposal of household hazardous waste.</p> <p>Compliance with all applicable Federal and State laws, including the CBC and the submittal of a business plan to the City's Fire Department (edit if this is not required) related to the transportation, storage and disposal of hazardous materials, would reduce the likelihood and severity of accidents. Thereby, there would be <b>less than significant</b> impact directly, indirectly and cumulatively to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>				
<p>b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><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 as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i></p>				
<p>As noted in 7a above, the project may involve the use of hazardous materials but shall comply with all applicable Federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, including but not limited to Title 49 of the Code of Federal Regulations implemented by Title 13 of the CCR, which describes strict regulations for the safe transportation of hazardous materials. (See response 7a above for more details).</p> <p>Compliance with all applicable Federal, State and local laws related to the transportation, use and storage of hazardous materials would reduce the likelihood and severity of accidents during transit, use and storage to a <b>less than significant</b> impact directly, indirectly and cumulatively.</p>				
<p>c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><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 as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</i></p>				
<p>Although hazardous materials and waste generated from the construction of project and related infrastructure may pose a health risk to nearby school, all businesses that handle or have on-site transportation of hazardous materials are required to comply with the provisions of the City's Fire Code and any additional element as required in the California Health and Safety Code Article 1 Chapter 6.95 for the Business Emergency Plan. Both the Federal and State governments require all businesses that handle more than a specified amount of hazardous materials to submit a business plan to a regulating agency. There are no schools within ¼ miles of the project site. However, there is one school located within a half mile radius, Bryant Elementary School, and is located at 4324 Third Street. With compliance to existing Federal and State regulations impacts associated with the exposure of schools to hazardous materials are <b>less than significant</b> directly, indirectly and cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8d. Response:</b> (Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites and Supplemental Guidelines AB 2588 Air Toxics “Hot Spots”)</p>				
<p>A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have <b>no impact</b> to creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8e. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p>				
<p>All airports, public and private, with influence area over the City have a valid airport land use plan. A review of the safety and/or airport compatibility zones as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR found that the project 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 residing or working in the project area directly, indirectly or cumulatively.</p>				
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"/>
<p><b>8f. 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>There are no private airstrips within the City and the project is not within the influence area of Flabob Airport just outside the City. Therefore, the project will have <b>no impact</b> resulting in a safety hazard for people residing or working in the project area directly, indirectly or cumulatively.</p>				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><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)</p>				
<p>The City of Riverside has developed an extensive Emergency Operations Plan, created by the Emergency Management Office. The City’s Fire Department promotes a high level of multi-jurisdictional cooperation and communication for emergency planning and response management through activation of the Standardized Emergency Management System (SEMS) as well as establishing emergency evacuation routes. The General Plan also provides policies to identify methods of implementing the emergency plan. With continued use of the SEMS and because the proposed project is consistent with the General Plan 2025 and consistent with General Plan policies enforcing compliance with the Emergency Operations Plan, impacts to emergency response/evacuation plans will be <b>less than significant</b>.</p>				



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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"/>
<p><b>8h. Response:</b> (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, City of Riverside’s EOP, 2002<a href="http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf">http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf</a>, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)</p> <p>The proposed project is located in an urbanized area where no wild lands exist and where no wild lands exist in proximity or adjacent to the area in which the project is proposed. <b>No impact</b> is expected.</p>				
<b>9. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9a. Response:</b> (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water)</p> <p>The project site is previously developed with close to 75 percent of impervious surface, with the exception of landscaped areas and the rear and front yards of the existing single-family residences. The proposed demolition of the site will reduce the amount of impervious surfaces from 75% to close to 0% by removing the rooftops, foundations and accessory structures. In compliance with local and state laws, the applicant will be required to comply with the provisions of the Storm Water Pollution Prevention Program (SWPPP) during the demolition process. Further, when the site is redeveloped in the future, the development will be required to comply with all local, state and federal laws including a Water Quality Management Plan which will address post construction water quality standards. As such, the project will have a <b>less than significant impact</b>.</p>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p><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)</p> <p>The proposed project is located within the Riverside South Water Supply Basin. The General Plan 2025 Program Final PEIR determined that implementation of the General Plan 2025 Program would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. As a result, impacts to groundwater due to implementation of the General Plan 2025 Program were found to be less than significant.</p> <p>Because the proposed project serves to implement and is consistent with the General Plan 2025 Program and Downtown Specific Plan, the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. In addition, the amount of impervious surfaces will be significantly decreased which will help recharge the underground aquifers. Therefore, impacts to groundwater supplies and recharge are <b>less than significant impact</b> directly.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
indirectly and cumulatively.				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9c. Response: (Source: Preliminary grading plan)</b></p> <p>The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of projects are addressed as part of the Water Quality Management Plan (WQMP) and grading permit process. Therefore, the project will have a <b>less than significant</b> impact directly, indirectly or cumulatively to existing drainage patterns.</p>				
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"/>
<p><b>9d. Response: (Source: Preliminary grading plan)</b></p> <p>The project site is located in zone X of the FEMA Flood Insurance Maps (tile 06065C0726G, August 28, 2008) and is not located within the 100-year or 500-year flood plain. Underground storm drains and streets are designed to accommodate the 10-year storm flow from curb to curb, while 100-year storms are accommodated within street right-of-ways. The runoff from the project in a developed condition has been studied and is required to be attenuated on-site, so that the off-site discharge is the same as the undeveloped condition. 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.</p>				
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9e. Response: (Source: Preliminary Grading Plan)</b></p> <p>The project site is previously developed with close to 75 percent of impervious surface, with the exception of landscaped areas and the rear and front yards of the existing single-family residences. The proposed demolition of the site will reduce the amount of impervious surfaces from 75% to close to 0% by removing the rooftops, foundations and accessory structures. In compliance with local and state laws, the applicant will be required to comply with the provisions of the Storm Water Pollution Prevention Program (SWPPP) during the demolition process. Further, when the site is redeveloped in the future, the development will be required to comply with all local, state and federal laws including a Water Quality Management Plan which will address post construction water quality standards. As such, the project will have a <b>less than significant impact</b>.</p>				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9f. Response:</b></p> <p>The project site is previously developed with close to 75 percent of impervious surface, with the exception of landscaped areas and the rear and front yards of the existing single-family residences. The proposed demolition of the site will reduce the amount of impervious surfaces from 75% to close to 0% by removing the rooftops, foundations and accessory structures. In compliance with local and state laws, the applicant will be required to comply with the provisions of the Storm Water Pollution Prevention Program (SWPPP) during the demolition process. Further, when the site is redeveloped in the future,</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
the development will be required to comply with all local, state and federal laws including a Water Quality Management Plan which will address post construction water quality standards. As such, the project will have a <b>less than significant impact</b> .				
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"/>
<p><b>9g. Response:</b> (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X Panel 06065C0726G, August 28, 2008)</p> <p>A review of National Flood Insurance Rate Map (Community Panel Number 06065C0726G dated August 28, 2008) and Figure 5.8-2 -- Flood Hazard Areas of the General Plan Program FPEIR, shows that the project is not located within or near a 100-year flood hazard area. 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.</p>				
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 Zone X Panel 06065C0726G, August 28, 2008)</p> <p>The project site is not located within or near a 100-year flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Community Panel Number 06065C0726G dated 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 Zone X Panel 06065C0715G, August 28, 2008)</p> <p>The project site is not located within a 100- or 500-year flood hazard area nor is it located within a dam inundation area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Community Panel Number 06065C0726G dated August 28, 2008). Therefore, the project will not place a structure within a 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. <b>No impact</b> is expected.</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)</p> <p>Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, no impacts due to tsunamis will occur directly, indirectly or cumulatively.</p> <p>Additionally, the proposed project site and its surroundings have generally flat topography and is within an urbanized area not within proximity to Lake Mathews, Lake Evans, the Santa Ana River, Lake Hills, Norco Hills, Box Springs Mountain Area or any of the 9 arroyos which transverse the City and its sphere of influence. Therefore <b>no impact</b> potential for seich or mudflow exists either directly, indirectly or cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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)</p> <p>The project involves the demolition of four single-family residences which will result in clearing the entire site. The site will then be marketed for redevelopment; however, no redevelopment is proposed at this time. Given that the existing off-site improvements (curb, gutter and sidewalks) will remain, and the site will be levels, the project will have <b>no impact</b> on physically dividing an established community.</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 type="checkbox"/>	<input checked="" 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, Downtown 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)</p> <p>The project involves the demolition of four single-family residences which will result in clearing the entire site. The site will then be marketed for redevelopment; however, no redevelopment is proposed at this time. Given that the existing off-site improvements (curb, gutter and sidewalks) will remain, and the site will be levels, the project will have <b>no impact</b> on conflicts with any applicable land use plan, policy or regulation.</p>				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 4a-f 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>11a. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The project site is located in the MRZ-4 area on the Mineral Resources map. The General Plan determined that areas located in the MRZ-4 are unlikely to have significant mineral deposits. Further, as single family residential and commercial uses surround the subject site and the site was previously developed with a commercial development, the existing land uses and the underlying land use designations preclude the mining of the underlain resources. Therefore, the project will have a <b>less than significant impact</b> on mineral resources.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
b. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>11b. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>See response 10a above.</p>				
<p><b>12. NOISE.</b> Would the project result in:</p>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12a. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-4 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, 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 project site is located partially within the 70 CNEL, 65 CNEL and 60 CNEL 2025 Roadway Noise contour sections. The proposed demolition of the structures will result in an increase in noise within the project area. However, the increase in noise would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the construction site. Therefore, they would not expose a substantial number of people to an increase in noise on a permanent basis. Therefore, the project will not cause excessive noise affecting a substantial number of people and a <b>less than significant impact</b> directly, indirectly and cumulatively will occur.</p>				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12b. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-4 – 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)</p> <p>Construction related activities although short term, are the most common source of ground borne noise that could affect occupants of neighboring uses throughout the City. While intermittent, train vibration is also a significant source of ground borne noise and vibration. At a programmatic level, the GP 2025 FPEIR determined that through the General Plan, Implementation Plan tools, especially Tool N-11 and N-1 impacts related to excessive ground borne vibration for uses located immediately adjacent to railroad tracks to be less than significant.</p> <p>The project site is located 0.5 miles from the nearest railroad line and is located on the opposite side of the 91 freeway. Although the project site is located within the 60 CNEL contour, the potential for excessive ground borne vibrations is minimal. Finally, several hundred single-family residences, condominiums, and apartments are located between the project site and the nearest railroad. Given the significant separation, the exposure of people to excessive ground borne vibrations, specifically those related to the railroad is <b>less than significant</b>.</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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12c. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise,</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><i>Figure N-3 – 2003 Railway Noise, Figure N-4 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, 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 site is located in a predominately commercial area, although noise sensitive residential uses exist to the north and west of the project site. Given that the project is located in a predominately commercial area and along a major arterial street that is a large contributor to the existing noise environment, the increase in noise levels generated by the construction (demolition) of this project would be <b>less than significant</b>. Site operations will be required to be conducted in compliance with the City’s Noise Ordinance (Title 7 of the Municipal Code). Compliance with the Noise Ordinance will insure that any increased noise level should not be more than what was previously considered and approved as part of the General Plan and should not be detrimental to any surrounding land uses.</p>				
<p>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>See responses 11a-c above.</p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12e. Response:</b> <i>(Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</i></p> <p>As noted above, the project is not located within two-miles of a public or private airport or airstrip, or a current or proposed airport land use plan. Additionally, the project site is located outside of all recognized noise contour limits for March ARB, Riverside Municipal, and Flabob Airports. Therefore, no impact is expected.</p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12f. Response:</b> <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</i></p> <p>See responses 12e above.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>13. POPULATION AND HOUSING.</b> Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>13a. Response:</b> (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG’s RCP and RTP)</p> <p>The proposed project will result in the demolition of four single-family residences. The demolition of the project will not result in any increase in population growth in the area directly or indirectly. <b>No impact</b> is expected.</p>				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>13b. Response:</b> (Source: CADME Land Use 2003 Layer)</p> <p>The proposed project will result in the demolition of four single-family residences. The subject houses have been vacant for over 5 years and do not provide a significant contribution to the existing housing stock. As such, the project will have a <b>less than significant</b> impact on displacing a substantial number of existing housing.</p>				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>13c. Response:</b> (Source: CADME Land Use 2003 Layer)</p> <p>The proposed project will result in the demolition of four single-family residences. The subject houses have been vacant for over 5 years and do not provide a significant contribution to the existing housing stock. As such, the project will have a <b>less than significant</b> impact on displacing a substantial number of existing housing.</p>				
<b>14. PUBLIC SERVICES.</b>				
<p>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:</p>				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>The City of Riverside Department (RFD) operates 14 fire stations throughout the city. The project will be served by City of Riverside Fire Station 1, located at 3420 Mission Inn Avenue. The average time for on-site response to fire calls is 5 minutes, 30 seconds. The fire department currently serves the existing development. The demolition of the existing single-family residences may result in a decrease in fire protection services as the existing vacant structures could no longer pose a fire threat. As such, a less than significant impact is expected.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>14b. Response:</b> <i>(Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)</i></p> <p>As of the writing of this initial study, the site is developed with four single-family residences and two large commercial buildings. During this review, staff has received a list of calls for service over the past 12 months for the subject site. The site is the subject of significant calls for service, some of which are result of graffiti and transients living within the abandoned buildings. The demolition of the single-family residences is expected to significantly reduce the calls for service to the site. As a result, <b>a less than significant impact</b> is expected.</p>				
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 demolition of the single-family residences will have no effect on schools. The future redevelopment of the site will be subject to all applicable development impact fees, such as school fees, at the time of building permit issuance. Therefore, <b>no impact</b> is expected for this project.</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 demolition of the single-family residences will have no effect on parks. The future redevelopment of the site will be subject to all applicable development impact fees, such as park fees, at the time of building permit issuance. Therefore, <b>no impact</b> is expected for this project.</p>				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>See responses 14a-e above.</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 demolition of the single-family residences will have no effect on recreations facilities as it will not increase the</p>				



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>population in the project area; nor will is remove any existing facilities. The future redevelopment of the site will be subject to all applicable development impact fees, such as park fees, at the time of building permit issuance. Therefore, <b>no impact</b> is expected for this project.</p>				
<p>b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14b. Response:</b></p> <p>The demolition of the single-family residences will have no effect on recreations facilities as it will not increase the population in the project area; nor will is remove any existing facilities. The future redevelopment of the site will be subject to all applicable development impact fees, such as park fees, at the time of building permit issuance. Therefore, <b>no impact</b> is expected for this project.</p>				
<p><b>16. TRANSPORTATION/TRAFFIC.</b></p>				
<p>Would the project result in:</p>				
<p>a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16a. Response:</b> <i>(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)</i></p> <p>The proposed project will result in the demolition of four single-family residences. No new development is proposed at this time. The project will result in a minor increase in traffic at the subject site during debris removal; however, these effects are limited to demolition activities during daytime hours and will actually result in fewer vehicle trips than the single-family residences if they were occupied. As such, a <b>less than significant</b> impact is expected.</p>				
<p>b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16b. Response:</b> <i>(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)</i></p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
See response 16a above.				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>16c. Response:</b> <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</i>				
See response 16a above.				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16d. Response:</b> The project is not proposing to change any of the existing street geometrics, curbs, gutters or sidewalks. As such, <b>no impact</b> is expected.				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>16e. Response:</b> <i>(Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)</i>				
See responses 16a-d above.				
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"/>
<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 May 2007, School Safety Program – Walk Safe! – Drive Safe!)</i> The project is not proposing to change any of the existing street geometrics, bike lanes, curbs, gutters or sidewalks. As such, <b>no impact</b> is expected.				
<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"/>
<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 , Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</i>				
The proposed demolition of the four single-family residences will not result in the generation of an waste water as the existing sewer connections will be capped. The future development of the site will be evaluated for compliance with the City of Riverside General Plan to ensure compliance with all applicable requirements. Therefore, <b>no impact</b> is expected.				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
b. 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"/>
<b>17b. Response:</b> (Source: <i>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> )				
See response 17a above.				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>17c. Response:</b> (Source: <i>FPEIR Figure 5.16-2 - Drainage Facilities</i> )				
See response 17a above.				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>17d. Response:</b> (Source: <i>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</i> )				
See response 17a above.				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>17e. Response:</b> (Source: <i>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</i> )				
See response 17a above.				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>17f. Response:</b> (Source: <i>FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area</i> )				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
The site is proposed to be demolished. Aside from the debris proposed to be removed with the demolition and potential weeds, the resulting vacant site will not produce any solid waste.				
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"/>
<b>17g. Response:</b> <i>(Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)</i>  See response 17f above.				
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>18a. Response:</b> <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, 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>  Based upon the discussion in sections 4a-f (Biology) and 5a-d (Cultural Resources) and upon implementation of the Mitigation Measures proposed, the project will not 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 major periods of California history or prehistory. Upon implementation of the Mitigation Measures proposed 5a-d above, the project will have a less than significant impact.				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>18b. Response:</b> <i>(Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)</i>  As the project is considered to be infill due to its location, bounded by fully improved public rights-of-way, commercial development to the east, single-family residential to the north and west, and multiple-family to the south. Therefore the project will not have impacts that are individually limited, bur cumulatively considerable. A less than significant impact is expected.				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
directly or indirectly?				
<b>18c. Response:</b> <i>(Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</i>				
Based upon the above discussion the project does not have the potential to cause substantial adverse effects on human beings, either directly or indirectly. A less than significant impact is expected.				

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

**Staff Recommended Mitigation Measures**

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
<p><b>Cultural Resources</b></p>	<p><b>MM Cultural 1: 3144 Fairmount Boulevard.</b> Demolition shall be avoided; a program shall be developed to either rehabilitate the property in place or relocate the residence and garage together to another parcel preferably within the adjacent potential Mile Square Northwest Historic District, another designated or potential historic district, or to an individual parcel.</p> <p><b>MM Cultural 2: 3189 Market Street.</b> Demolition shall be avoided; a program shall be developed to either rehabilitate the property in place or relocate the residence to another parcel preferably within the adjacent potential Mile Square Northwest Historic District, another designated or potential historic district, or to an individual parcel.</p> <p><b>MM Cultural 3: Archaeological Features.</b> Due to the presence of a historic refuse concentration, historic buildings, and the potential for buried remnants of the Riverside Lower Canal, the subject property is considered sensitive for buried archaeological resources. In addition, past construction monitoring and archaeological excavation projects in the area have identified significant buried cultural resources. BCR Consulting recommends that a qualified archaeological monitor shall be present during all proposed ground-disturbing activities. If any prehistoric or historic cultural resources are uncovered during ground-disturbing activities, the monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of the find until it can be evaluated by the project archaeologist. Impacts to finds determined to represent significant cultural resources shall be mitigated through data</p>	<p>Prior to issuance of permits</p> <p>Prior to issuance of permits</p> <p>Prior to issuance of permits</p>	<p>Planning Division</p> <p>Planning Division</p> <p>Planning Division</p>	<p>Issuance of Building Permits</p> <p>Issuance of Building Permits</p> <p>Issuance of Building Permits</p>

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

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	<p>recovery.</p> <p><b>MM Cultural 4:</b> Should archaeological, paleontological or cultural resources be inadvertently unearthed during any ground disturbing activities all work within the vicinity of the fine shall be re-directed, the City of Riverside Historic Preservation Officer, and the project archaeologist shall be contacted immediately. The applicant shall enter into a contract with a qualified archaeologist to evaluate the find and determine its significance. Should the find be of significance the archaeologist shall salvage items as they are unearthed during construction and ground-disturbing activities on the remainder of the site shall be monitored. The applicant shall contract with a qualified professional to prepare recovered specimens to a point of identification and permanent preservation, including washing or sediments to recover small invertebrates and vertebrates in the case of paleontological resources. Preparation and stabilization of all finds of significance is essential to fully mitigate adverse impacts to resources.</p>	<p>During ground disturbing activities</p>	<p>Planning Division</p>	<p>Issuance of Building Permits</p>
	<p><b>MM Cultural 5:</b> The applicant shall provide for the identification and curation of specimens to an established, accredited museum repository with permanent retrievable collection (e.g. San Bernardino County Museum). These procedures are also essential steps in effective mitigation and CEQA compliance. The qualified professional shall have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation shall not be achieved until the found resources are entered into curation at an established museum repository and fully documented.</p>	<p>During ground disturbing activities</p>	<p>Planning Division</p>	<p>Issuance of Building Permits</p>