



*Community Development Department
Planning Division*

Conditional Use Permit

AGENDA ITEM NO.: 7

WARD NO: 1

NEIGHBORHOOD: DOWNTOWN

PLANNING COMMISSION HEARING DATE: June 19, 2008

I. CASE NUMBER(S): P08-0259

II. PROJECT SUMMARY:

1) **Proposal:** To allow for the establishment and operation of a night club within an existing 3,550 square-foot restaurant (Trilussa) located at 3737 Main Street, situated on the northerly side of University Avenue and easterly of Market Street, in the DSP-RC – Downtown Specific Plan – Raincross District.

2) **Applicant:** Neena Dorigo
Trilussa Restaurant
3737 Main Street, Suite 100
Riverside, CA 92501

3) **Case Planner:** Gus Gonzalez, Associate Planner
(951) 826-5931
ggonzalez@riversideca.gov

III. RECOMMENDATION:

That the City Planning Commission:

1. Determine that this proposed case 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;
2. **APPROVE** Planning Case **P08-0259** based on the findings outlined in the staff report and summarized in the following and subject to the recommended conditions attached:
 - a. The proposed use is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;

- b. The proposed use will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
- c. The proposed use will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.

IV. BACKGROUND/HISTORY:

Trilussa was established in Downtown Riverside as an upscale restaurant in August 2006 within the existing 3,550 square-foot ground floor tenant space of the California Tower building closest to University Avenue. Prior to Trilussa, the subject space was formerly occupied by other restaurants, such as Toad in the Hole and Joe Greensleeves. Trilussa also has locations in Los Angeles, Beverly Hills, and Cathedral City. According to the applicant, none of the other Trilussa Restaurants currently have entertainment or an after hours night club.

As a matter of information, Trilussa has been conducting entertainment activities on the premises without the benefit of a Conditional Use Permit. The applicant was notified that a Conditional Use Permit was required for entertainment activities in November 2007, after staff received complaints from patrons of the Mission Inn and other residential areas of substantial noise emanating from the subject business in the late evening and early morning hours on weekends. A Code Enforcement case was started shortly after this time. This case was closed as the applicant temporarily ceased entertainment. The subject application for a Conditional Use Permit was submitted to the Planning Division on March 31, 2008 after entertainment activities had again commenced. As of the writing of this report, Trilussa is operating a night club on Friday and Saturday nights, consistent with the project description for those nights below, without the benefit of an approved Conditional Use Permit.

V. DETAILED PROJECT DESCRIPTION:

The applicant is requesting approval of a conditional use permit (CUP) to allow entertainment activities, or a night club, in conjunction with the existing restaurant, summarized as follows:

Friday – Disc Jockeys will play Latin music. No one under the age of 21 years would be allowed after 10:00 p.m. A cover charge of ten dollars and wrist bands will be required to enter the night club after 10:00 p.m. for customers who are 21 years of age and older to identify those without wristbands as being under 21 years of age. A dress code will be enforced, with private security on-hand after 10:00 p.m.

Saturday – Disc Jockeys will play Hip Hop and Alternative Rock music. No one under the age of 21 years would be allowed after 10:00 p.m. A cover charge of ten dollars and wrist bands will be required to enter the night club after 10:00 p.m. for customers who are 21 years of age and older to identify those without wristbands as being under 21 years of age. A dress code will be enforced, with private security on-hand after 10:00 p.m.

Sunday – While the entertainment plan does not specify activities for Sunday, the applicants have verbally indicated that they would like to operate the night club on

Sunday in anticipation of being able to line up entertainment for three nights a week. On Sundays only, the applicants have indicated their desire to allow customers of 18 years of age and older (Please note in the analysis and recommended conditions, staff’s recommendation that the night club be limited to customers 21 years of age and older all nights entertainment is proposed). If and when the applicant decides to operate the night club on Sunday, an entertainment plan would be submitted to the Planning Division for review and approval by the Zoning Administrator. A cover charge of ten dollars will be required to enter the night club after 10:00 p.m. As proposed, wrist bands will be required for customers who are 21 years of age and older to identify those without wristbands as being under 21 years of age. A dress code will be enforced, with private security on-hand after 10:00 p.m.

Trilussa Restaurant and Bar is open for lunch on Wednesday, Thursday, and Friday from 11:30 a.m. until 2:00 p.m. and for dinner on Wednesday, Thursday, Friday, and Saturday from 5:00 p.m. until 9:00 p.m. The restaurant hours will not be changed should this CUP be approved. Trilussa operates a Type 47 Alcoholic Beverage License (On-sale General Eating Place) issued by the California Department of Alcoholic Beverage Control (ABC). During evenings of entertainment, the night club will open from 10:00 p.m. until 2:00 a.m. A late night “finger foods” menu will be served during the entire time that the night club is in operation.

The floor plan submitted with the application (Exhibit 3) shows a full service restaurant with a kitchen, bar, restrooms, eating areas, outdoor patio, banquet room, and a 1,311 square-foot area with moveable tables and chairs. During hours of entertainment, the tables and chairs in the 1,311 square-foot area will be moved to create a dance floor. With regard to the outdoor patio, movable tables and chairs will be set up outside for patrons of the facility, but no dance floor will be provided outside. The applicant is requesting to allow music indoors to be projected outdoors onto the patio area by leaving the doors open between the inside of the night club and the outdoor patio while the night club is open (please note in staff’s analysis that this issue is discussed in more detail and it is recommended that music not be projected outdoors). Music will be provided by disc jockeys only. Live performances are not proposed under this application.

The operation and security plan submitted with the application (Exhibit 5) indicates that a licensed security firm (California Patrol) will be employed to administer security during evenings of entertainment. The security firm will conduct background checks, drug screening, and training for all security personnel. Security personnel are proposed to be staffed at one for every 50 customers during evenings of entertainment.

VI. LOCATION/SURROUNDING LAND USES:

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Commercial/Retail	DSP – Downtown Specific Plan	DSP-RC – Downtown Specific Plan – Raincross District
North	Commercial/Office	DSP – Downtown Specific Plan	DSP-RC – Downtown Specific Plan – Raincross District
East	Commercial/Retail	DSP – Downtown Specific Plan	DSP-RC – Downtown Specific Plan – Raincross District
South	Office	DSP – Downtown Specific Plan	DSP-RC – Downtown Specific Plan – Raincross District

West	Office	DSP – Downtown Specific Plan	DSP-RC – Downtown Specific Plan – Raincross District
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VII. PROJECT ANALYSIS:

- **General Plan/Zoning Conformance**

	Existing	Proposed
General Plan	DSP – Downtown Specific Plan	No Change
Specific Plan	Downtown Specific Plan	No Change
Zoning	DSP-RC – Downtown Specific Plan – Raincross District	No Change

The General Plan designation for the property is DSP – Downtown Specific Plan and the Zoning of the property is DSP-RC – Downtown Specific Plan – Raincross District. The Zoning Code and DSP require a CUP for assemblies of people for entertainment purposes incidental to a sit-down restaurant.

Standards for Entertainment Use

Staff has evaluated this proposal against the specific standards set forth in 19.250.030 of the Zoning Code, relating to Assemblies of People – Entertainment uses. In this section, the proposal is evaluated in terms of the degree to which it meets these standards. It should be noted that the proposed project will not require any variances to the Zoning Code.

Site Location Standards

1. **Standard:** The site shall have adequate access to a public street.

Evaluation: The proposal *complies* with this standard. The project site has direct access to University Avenue to the south and Market Street to the west.

2. **Standard:** The site shall be adequate in size and shape to accommodate the use and all yards, wall, parking landscaping and other required improvements.

Evaluation: The proposal *complies* with this standard. The proposal will not involve any physical changes to the restaurant tenant space or the fully improved, approximately 1.2 acre California Tower site. The site already includes adequate landscaping, parking, security lighting and screen walls.

3. **Standard:** The business shall not be located within six hundred feet of a hospital, school, church or public park as measured from the outside walls of the building to the nearest property line of the hospital, school, church or park site, except in the Downtown Arts and Entertainment District, as defined in Article X, where the six hundred foot distance restriction does not apply. However, in said Downtown Arts and Entertainment District, the City Planning Commission shall consider distances from the above listed uses for the purpose of achieving compatibility of the business with neighboring uses as part of the review process.

Evaluation: The proposal *complies* with this standard. As the project site is located within the Downtown Arts and Entertainment District, the six hundred foot distance restriction does not apply. Furthermore, in evaluating this site specific location, there are no potentially incompatible uses in close proximity to the site that would be negatively impacted by the proposed use, with implementation of the recommended conditions of approval.

4. **Standard: The business shall not be located within one hundred feet of any existing residential dwelling or property zoned for residential use as measured from the outside wall of the building to the nearest property line of the residential property.**

Evaluation: The proposal *complies* with this standard. There are no residential dwellings or property zoned for residential use within one hundred feet of the property.

5. **Standard: The site shall not be in such proximity to other uses designed for human habitation, including extended care facilities, motels and hotels that disturbances are likely to be caused by traffic, parking, noise or lighting.**

Evaluation: The proposal *complies* with this finding, with implementation of the recommended conditions of approval. The Mission Inn Hotel and Spa is located approximately 375 feet from the project site. The hotel could be impacted by noise generated from the proposed use. However, conditions of approval are recommended to address noise impacts onto the surrounding areas, such as not allowing music to be project outside and keeping exterior doors closed during hours of entertainment.

6. **Standard: Adequate provisions shall be made for vehicular and pedestrian access to the facility at peak business hours.**

Evaluation: The proposal *complies* with this standard. The proposal involves the establishment of entertainment in conjunction with an existing restaurant that already has adequate pedestrian access from the Main Street Mall during all business hours. A 1,311 square-foot dance floor will be provided within the restaurant, by moving tables; no other physical changes are proposed in conjunction with this CUP. The DSP requires uses related to the assembly of people to provide one parking space for every 50 square feet within the assembly room, which in this case would be the dance floor area. As such, the proposed use would require 27 parking spaces. Parking for the restaurant is provided within an existing parking structure located adjacent to the project site, in other nearby parking structures, as well as street parking in the vicinity. Given that a majority of the other businesses in Downtown Plaza will be closed when entertainment is being conducted at Trilussa, ample provision for pedestrian access from the Main Street Mall and vehicular access from nearby parking structures will exist for patrons of the facility.

Development and Operational Standards

1. **Standard: The use shall not substantially increase vehicular traffic on streets in a residential zone.**

Evaluation: The proposal *complies* with this standard. The project site is located within an existing office/commercial building and is surrounded by other similar uses. Additionally, a majority of the vehicle trips generated by the proposed entertainment use will occur outside of normal business hours and during the non-peak traffic period during nights and weekends. Finally, parking will not spill over into any nearby residential neighborhoods as the required parking for this use has been evaluated and found to be sufficiently available in nearby parking structures and on-street parking areas.

2. **Standard: The use shall not substantially lessen the usability or suitability of adjacent or nearby properties for planned or zoned uses.**

Evaluation: The proposal *complies* with this standard. The proposed use will not lessen the usability or suitability of other tenant spaces within the California Tower building or adjacent properties, based on the analysis in this staff report and through implementation of the recommended conditions of approval.

3. **Standard: The use shall not substantially increase traffic hazards to pedestrians.**

Evaluation: The proposal *complies* with this standard. The majority of the other businesses within the California Tower building and adjacent properties will be closed when entertainment is taking place at Trilussa. As such, ample provision for pedestrian and vehicular access to the facility from the parking structure to the north of the project site will exist for patrons of the facility.

4. **Standard: The use shall not cause a substantial adverse affect to health, safety, or the general welfare of the neighborhood from light, glare or noise.**

Evaluation: The proposal *complies* with this standard, with implementation of the recommended conditions of approval. Given that the project site is located within an office/commercial building and is surrounded by other similar uses, and the fact that conditions of approval have been included to address adverse affects from light, glare and noise, impacts to the surrounding neighborhood will be minimal.

5. **Standard: Soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or building as determined by an acoustical analysis prepared by a qualified design professional or acoustical engineer.**

Evaluation: The proposal *complies* with this standard, with implementation of the recommended conditions of approval. A condition has been included in the recommended conditions of approval to prevent noise and vibrations from penetrating into the surrounding properties and buildings. An acoustical analysis will be required prior to implementation of this Conditional Use Permit.

6. **Standard: A security plan shall be provided to approval of the Police Department, demonstrating and committing to the provision of adequate on-site security.**

Evaluation: The proposal *complies* with this standard. A security plan has been submitted and conditions have been incorporated into the recommended conditions of approval to insure implementation of a security plan acceptable to the Police Department.

7. **Standard: Lighting, as certified by a qualified lighting engineer, shall be provided at a level no less than one foot candle of lighting throughout private parking lots and access areas serving the business.**

Evaluation: The proposal *complies* with this standard. Lighting for the California Tower has been previously evaluated and has been determined to be sufficient to accommodate the uses within the building and the proposed use does not involve any activities that will result in physical changes to restaurant.

8. **Standard: The submitted site plan shall demonstrate adequate accommodations for the queuing of patrons so as not to obstruct walkways, driveways or parking areas and so as not to create noise related disturbances to adjacent properties.**

Evaluation: The proposal *complies* with this standard, with implementation of the recommended conditions of approval. A condition of approval has been included to provide accommodations for the queuing of patrons so as not to obstruct walkways, driveways or parking areas and so as not to create noise related disturbances to adjacent properties. Ample area exists within the pedestrian mall adjacent to Trilussa to comply with this requirement.

9. **Standard: The submitted site plan shall demonstrate the availability of adequate street parking, maneuvering, ingress and egress to accommodate patrons during peak business hours.**

Evaluation: The proposal *complies* with this standard. As previously mentioned, the project proposes to establish the use of entertainment in conjunction with an existing restaurant. A 1,311 square-foot dance floor will be provided within the restaurant. The DSP requires uses related to the assembly of people to provide one parking space for every 50 square feet within the assembly room, which in this case would be the dance floor area. As such, the proposed use would require 27 parking spaces. Parking for the restaurant is provided within an existing parking structure located adjacent to the project site, in other nearby parking structures, as well as street parking in the vicinity. A majority of the vehicle trips generated by the proposed entertainment use will occur outside of normal business hours and during the non-peak traffic period during nights and weekends. Additionally, the restaurant will close at 9:00 p.m. and the night club will open at 10:00 p.m. As such, adequate parking for the proposed entertainment use will be provided within the existing adjacent parking structure. Furthermore, pedestrian access, vehicular access and parking for the restaurant has

been previously evaluated and determined to be sufficient to accommodate the uses within the building.

- **Conformance with the Department of Alcoholic Beverage Control**

Trilussa currently operates a Type 47 License (On-sale General Eating Place) issued by the California Department of Alcoholic Beverage Control (ABC). According to California Code of Regulations, which regulates alcoholic beverages, bona-fide eating places that operate a Type 47 License are not required to serve food during all hours of operation so long as more than fifty percent of revenues are generated through the sale of food. As such, Trilussa will not be required to offer a full service menu during all hours of operation to comply with California Code of Regulations.

Based on the above, staff is supportive of the applicant's proposal to offer a full service menu until 9:00 p.m. and a late night "finger foods" menu from 10:00 p.m. until 2:00 a.m. given that Trilussa is considered a bona-fide eating place. Additionally, the Police Department does not object to the proposed menu schedule given that Trilussa Restaurant has had relatively few calls for service since January 2007 as shown on Exhibit 6.

- **Summary**

While staff has consistently warned the applicant that any ongoing entertainment is not condoned by the City and that entertainment activities should cease until such time that a CUP is approved, staff supports the requested conditional use permit including the proposed operation plan and security plan, subject to the recommended conditions of approval. The project complies or has been conditioned to comply with the all location, development, and operational standards as outlined above. The site is logically situated within an approximately 1.2 acre office/commercial building site surrounded by office, commercial, and retail uses in all directions with adequate provision for parking, access and customer queuing. Finally, with implementation of the recommended conditions of approval, neighborhood issues related to noise should be able to be effectively mitigated.

While staff supports this CUP, staff recommends that admission to enter the night club after 10:00 p.m. on Friday, Saturday, and Sunday be limited to customers 21 years of age and older. This recommendation is based on the Police Department observations and experience in the past with other night clubs in the City. Police records have shown that criminal activity increases significantly with night clubs that cater to customers that are under 21 years of age and that also have a dance floor. Staff also recommends that the doors separating the night club and the outdoor patio be closed while the night club is open and that the main entrance doors be closed as much of the time as possible to minimize noise complaints from residents of the surrounding area and visitors at hotels in the vicinity.

VIII. PUBLIC NOTICE AND COMMENTS:

A Notice of Public Hearing for this project was mailed to all property owners within a 300-foot radius of the project site. As of the writing of this report, no responses in opposition to this notice have been received by staff.

IX. EXHIBITS:

1. Zoning/General Plan Map
2. Aerial Photograph
3. Floor Plan
4. Photos of the Existing Restaurant
5. Applicant's Operation and Security Plan
6. Calls for Service – January 2007 through May 2008

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P08-0259 (CUP)

Meeting Date: June 19, 2008

The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the approval of the Planning Department.

Case Specific

Planning

1. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
2. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
3. Within 30 days of approval of this case by the City the applicant shall complete and comply with the following, all of which must be approved by the City Attorney's Office and the Planning Division:
 - a. The Covenant and Agreement and Declaration of Restrictions shall be recorded requiring nightly cleaning of adjacent public spaces and/or any other areas related to this use after closing.
 - b. The Covenant and Agreement shall be recorded against the property and leasehold interest putting future successors in interest on notice that Trilussa Restaurant is operating under Conditional Use Permit P08-0259 and that future operations shall comply with these conditions of approval, unless otherwise modified in the future by the City Planning Commission or City Council.
4. The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section 9.04.020 of the Riverside Municipal Code.
5. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify the Planning Division of any change in operations and such change may require a revision to this permit. Failure to notify the City of any change in operations is material grounds for revocation of this conditional use permit.

6. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
7. The maximum seating capacity and/or occupancy shall not exceed that which is established by the City Fire Marshall. More than one violation of this condition shall constitute a material violation of this permit.
8. Prior to commencement of the requested conditional use permit, a site plan shall be submitted for staff approval that demonstrates that adequate accommodations for the queuing of patrons within the adjacent Main Street Mall so as not to obstruct walkways, driveways or parking areas and so as not to create noise related disturbances to adjacent properties.
9. Lighting, as certified by a qualified lighting engineer, shall be provided at a level no less than one foot candle, no more than ten foot candles with a ratio of average light to minimum light of four to one (4:1) of lighting in privately maintained areas surrounding the business. An exterior lighting plan verifying compliance with this requirement shall be submitted for review and approval of the Planning Division prior to the commencement of entertainment activities.
10. Prior to commencement of the requested conditional use permit, an acoustical analysis prepared by a qualified design professional or acoustical engineer shall be submitted for review and approval of the Planning Division and Building and Safety Division. Soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or building lease spaces.
11. Music shall be played indoors only and shall not be projected onto the outdoor areas, including the patio areas and/or surrounding public spaces. All exterior doors shall remain closed while entertainment activities are occurring to minimize noise impacts.
12. A revised security plan shall be provided to the approval of the Police Department, demonstrating and committing to the provision of adequate on-site security.
13. The facility shall be limited to persons 21 years of age or older after 10:00 p.m. during evenings of entertainment. Wrist bands shall be required for all customers during these times. All customers under 21 years of age shall not remain within the facility after 10:00 p.m.
14. There shall be a minimum door cover charge of no less than \$10.00 per person to enter the restaurant after 10:00 p.m. during evenings of entertainment.
15. Entertainment shall be limited to Friday, Saturday, and Sunday nights from 10:00 p.m. to 2:00 a.m. Proposals to modify the days of the week to host entertainment shall be subject to review and approval of the Zoning Administrator. Proposals to increase the number of

days to host entertainment or increase the hours shall be reviewed and approved by the City Planning Commission.

16. This conditional use permit shall be terminated if the operation is no longer maintained as a “Bona Fide Public Eating Place” as defined by the California Department of Alcoholic Beverage Control Act Section 23038 or as it may be amended and further as required by these conditions of approval. Such automatic termination shall be effective no later than ten (10) days following such change in operation, unless an application for revision of this permit has been submitted to the City Planning Division and has not been denied.
17. No alcoholic beverages are to be sold or dispensed for consumption beyond the premises.
18. The sale of food shall constitute more than fifty percent of the total revenues generated by the establishment as required by the California Department of Alcoholic Beverage Control to maintain a Type 47 liquor license.
19. A full service menu shall be provided during the operational hours of the restaurant until 9:00 p.m., with a late night “finger foods” menu until 2:00 a.m. during evenings of entertainment.
20. A last call for alcohol shall be provided nightly at no later than 1:30 a.m. No alcohol sales shall be allowed after 1:30 a.m.
21. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to the issuance of building permits and/or occupancy.
22. The 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 actions.
23. The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.
24. The subject property shall be developed substantially as shown on the floor plan on file with this case except for any specific modification that may be required by these conditions of approval.
25. The posting of flyers and other propaganda within the outdoor areas of the project site and/or adjacent public and private property, including vehicles, shall be strictly prohibited.

Police Department

26. The licensee/employees shall attend a three-hour LEAD (License, Education, Alcohol and Drugs) class presented by the Riverside Office of the Alcoholic Beverage Control within 90 days of obtaining an ABC sales license.

27. The conditional use permit shall be subject to a mandatory six-month review following the date of issuance of the conditional use permit. This review shall be conducted by the Planning Division in consultation with other agencies, including the State ABC, City Police Department and the City Code Enforcement Division. If problems are resulting from operation of this entertainment use, the Zoning Administrator shall set the matter for public hearing before the City Council to consider revocation of the conditional use permit. Should there be three or more complaints within any 12-month period received and verified by the Riverside Police Department regarding disturbances caused at the site by patrons or staff, this shall automatically be grounds for revocation proceedings before the City Council.
28. No loitering shall be permitted on any property adjacent to the licensee's premises and under control of the licensee.
29. The licensee shall be responsible for maintaining free of graffiti the area adjacent to the premises over which they have control.
30. The licensee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
31. The parking structure used by patrons of the facility shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the parking structure.
32. The owner shall participate in a Crime Prevention Through Environmental Design (CPTED) inspection and implement suggested enhancements prior to the start of serving alcohol.
33. No alcoholic beverages shall be permitted on the property adjacent to the licensed premises under the control of the licensee.
34. Happy Hour in the facility shall not continue past 7:00 p.m.
35. No alcohol specials, i.e. \$1 drink nights (or other reduced price drinks) or events allowing patrons under 21.
36. Utilize a licensed and bonded security firm or screen and hire their own security personnel to monitor the activity of their patrons inside the facility as well as the parking structure and other parking areas available for patrons of the facility. The firm or personnel providing security for the facility shall be subject to review and approval of the Police Department.
37. Based on previous activity in this area for this type of business a ratio of up to 1 licensed and bonded security guard per 50 customers shall be required during evenings of entertainment to monitor the activity of their patrons inside the facility as well as the parking structure and other parking areas available for patrons of the facility. However, subject to the written approval of the Chief of Police, this may be reduced to a minimum of 1 licensed security guard per 75 patrons.

38. A security camera surveillance system shall be provided for constant recording subject to the approval of the Police Department.
39. A hand held camera recorder shall be kept on the premises at all times and used to record all enforcement incidents by security personnel within the facility as well as the adjacent public spaces.
40. Security personnel shall mechanically keep an accurate count of people in the facility and make the count available to public safety personnel upon request.

Fire Department

41. Provide address identification for all buildings. Address shall be visible from normal fire department vehicle approach. Numbers and/or letters shall have a contrasting background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
42. Occupant load signs shall be posted in every room or space that is assembly occupancy. Signs shall be legible, with contrasting background, and located conspicuously in the area of the main exit from the room. Post the occupant load for this facility at maximum 211 persons for dancing.
43. Exit doors shall be provided with no lock or latch other than panic hardware. See the California Building Code for the main door exceptions.
44. Exit illumination (emergency lighting) shall be provided as required by the California Building Code. Location of emergency lighting shall be subject to field approval by the Fire Department.
45. Illuminated exit signs with battery back-up, or self-luminous type shall be provided at required exits and additional locations as necessary to clearly indicate path of exit travel. Location of signs shall be subject to field approval by the Fire Department.
46. Provide minimum 2A10BC rated fire extinguishers. Extinguishers shall be accessible within 75 feet travel distance. Any additional fire extinguisher requirements will be addressed during final fire inspection.
47. An inspection by the Fire Department is required prior to occupancy. Contact Inspector Zottneck @ (951) 826-5478 to schedule your inspection. ***Note: Failure to call for an inspection is a violation of the California Fire Code and may result in criminal prosecution.***

Public Works

48. No conditions.

Public Utilities

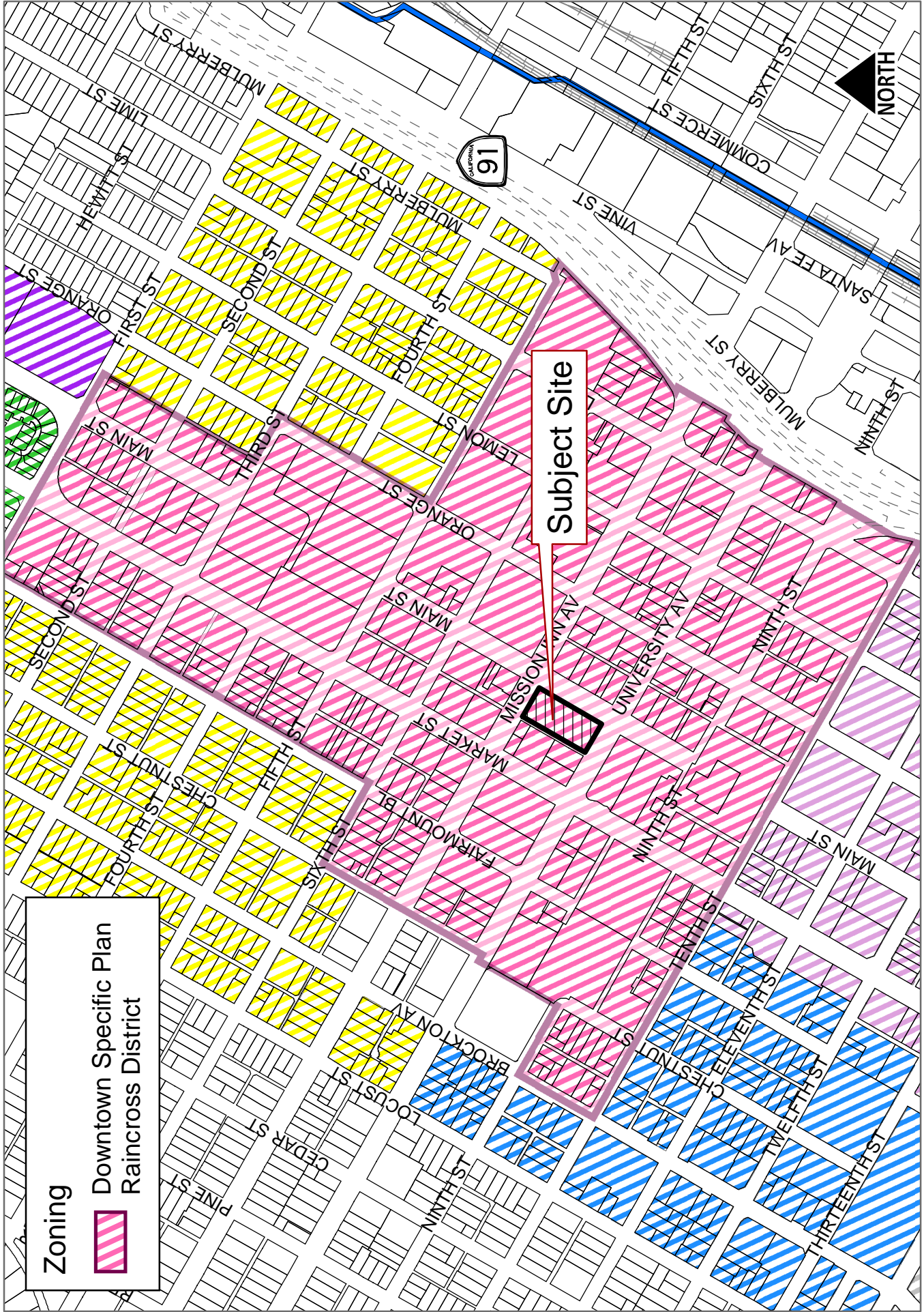
49. No conditions.

Parks and Recreation

50. No conditions.

GENERAL INFORMATION NOTES

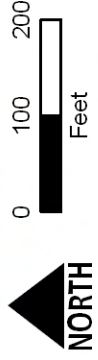
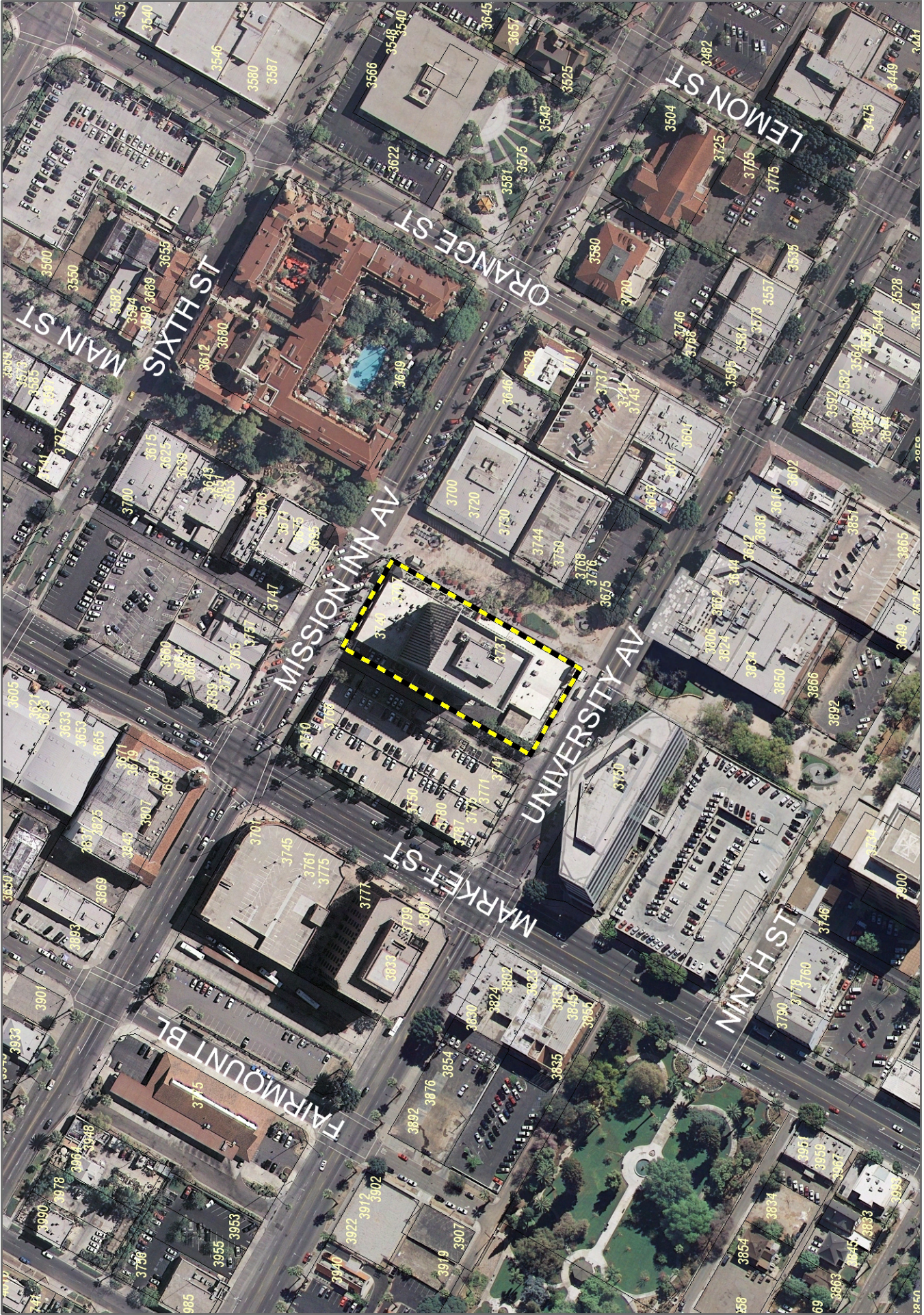
1. Appeal Information
 - a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.
 - b. Appeal filing and processing information may be obtained from the Community Development Department, Planning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



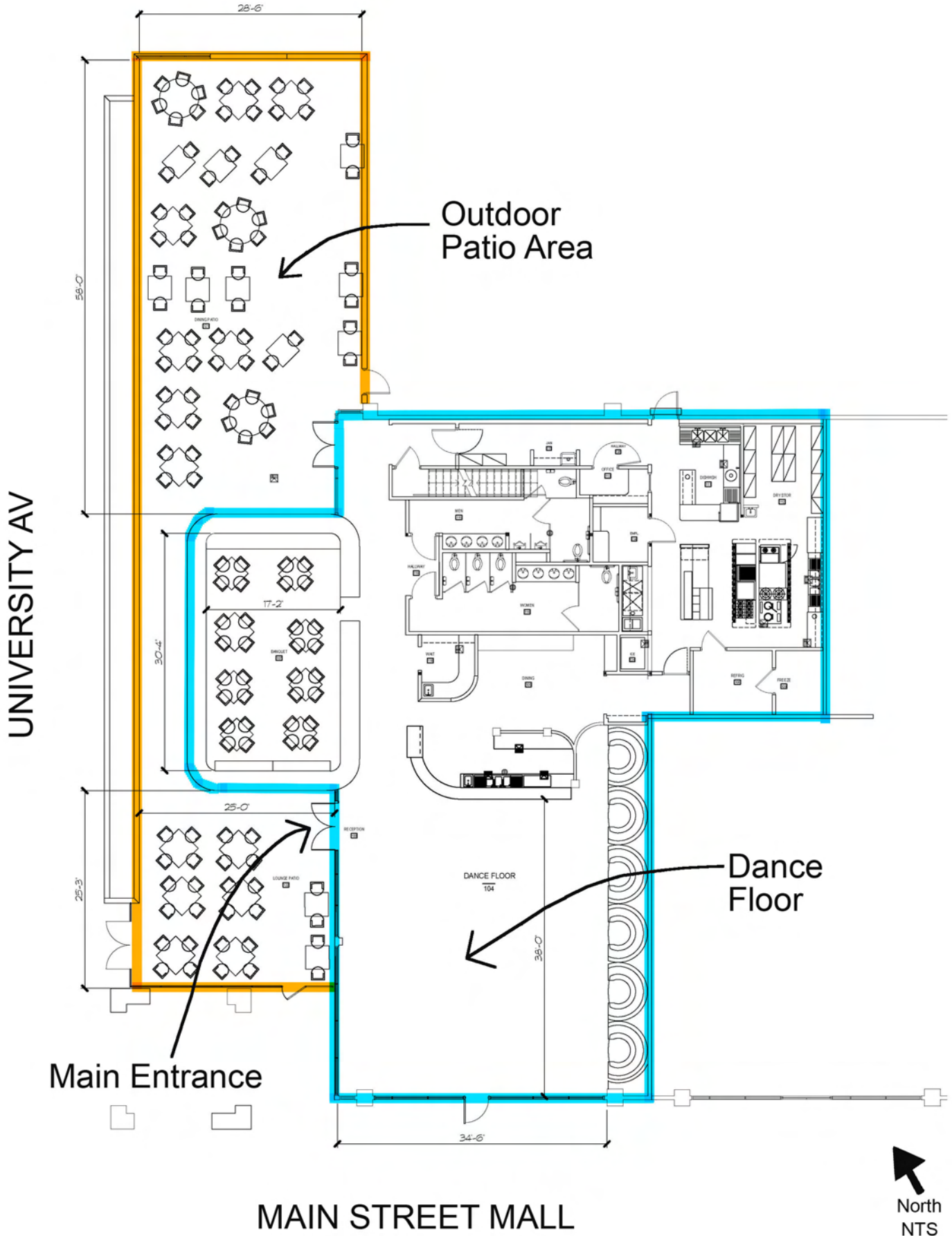
Zoning

-  Downtown Specific Plan
-  Raincross District

P08-0259, Exhibit 1 - Zoning/General Plan



P08-0259, Exhibit 2 - 2007 Aerial Photo



P08-0259, Exhibit 3 - Floor Plan

Exhibit 4 – Photo of Existing Restaurant



Exhibit 4 – Photo of Existing Restaurant



Exhibit 4 – Photo of Existing Restaurant



CPC 6/19/08

P08-0259

Exhibit 4 – Photo of Existing Restaurant



CPC 6/19/08

P08-0259

Exhibit 4 – Photo of Existing Restaurant



CPC 6/19/08

P08-0259

Exhibit 4 – Photo of Existing Restaurant



CPC 6/19/08

P08-0259

Exhibit 4 – Photo of Existing Restaurant



Exhibit 4 – Photo of Existing Restaurant



CPC 6/19/08

P08-0259

Exhibit 4 – Photo of Existing Restaurant



CPC 6/19/08

P08-0259

Trilussa

Ristorante/Bar

3737 Main St., Ste. 100, Riverside, CA 92501 951 683 3494 ph, 951 683 3505 fax

Security Plan

During evenings when we provide live entertainment:

We have an employee stationed at Main Street and another at the University Street entrance, checking i.d.s of all entrants. No one is permitted to enter without showing i.d.

Two additional employees monitor the entrants at all times and have anyone exhibiting inappropriate behavior to leave.

All beverages are served in plastic cups.

Wrist bracelets are given to everyone 21 and over.

We enforce a dress code, prohibiting wearing of hats and beanies, baggy clothing, etc.

We have an employee circulating through and cleaning restrooms.

One of the owners is on premises at all times.

We purposely choose music that does not appeal to gangs, targeting the university and older crowd.

We preview any entertainment at other venues first to judge the quality of the crowd it attracts.

We will be having entertainment up to 3X a week from 10pm to 2am.

Cover charge of at least \$10 from 10 p.m on

Music from the dining room to be projected through speakers to outdoor patio.

ALL REPORTED CALLS FOR SERVICE

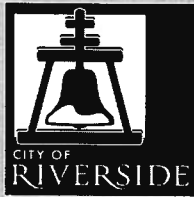
Trilussa Restaurant at 3737 Main St.

1/01/2007 to 5/05/2008

(sorted by date)

Create Date	Create Time	Case No.	Initial	Final	Description	Dispo
02/14/07	04:21:37	P07023336	459A	459A	AUDIBLE BURGLARY ALARM	NR
02/16/07	03:16:24	P07024401	459A	459A	AUDIBLE BURGLARY ALARM	RPT
02/16/07	09:22:28	P07024489	459A	459A	AUDIBLE BURGLARY ALARM	CAN
05/10/07	19:04:42	P07071218	MUSIC	MUSIC	DISTURBANCE - LOUD MUSIC	NR
06/21/07	20:40:44	P07096259	DISOR	DISOR	DISORIENTED SUBJ	NR
11/24/07	21:23:37	P07180519	PARK	PARK	PARKING PROBLEM	NR
12/28/07	21:16:07	P07197180	647F	647F	INTOXICATED IN PUBLIC	NR
01/24/08	00:05:28	P08010985	240J	240J	ASSAULT J/O	NR
02/06/08	23:10:36	P08017828	MUSIC	MUSIC	DISTURBANCE - LOUD MUSIC	NR
02/07/08	00:17:41	P08017846	242J	242J	BATTERY J/O	RPT
02/13/08	23:16:38	P08021625	RMC	RMC	RIVERSIDE MUNI CODE VIOLATION	RPT
02/23/08	00:17:40	P08026073	MUSIC	MUSIC	DISTURBANCE - LOUD MUSIC	NR
02/23/08	10:32:37	P08026221	459A	459A	AUDIBLE BURGLARY ALARM	CAN
02/23/08	01:14:26	P08026096	244M	244M	ASSAULT W/CHEMICAL W/MEDAID ER	NR
02/28/08	00:58:43	P08028437	MUSIC	MUSIC	DISTURBANCE - LOUD MUSIC	CAN
03/15/08	13:04:09	P08037187	459A	459A	AUDIBLE BURGLARY ALARM	CAN
03/17/08	00:54:06	P08037903	415V	415V	DISTURBANCE - VERBAL	NR
04/13/08	22:24:35	P08052381	BARCK	BARCK	BAR CHECK	NR
04/17/08	21:01:15	P08054429	RMC	RMC	RIVERSIDE MUNI CODE VIOLATION	NR
04/25/08	17:04:17	P08058532	SUBBOT	SUBBOT	SUBJECT BOTHERING	NR
04/26/08	07:21:17	P08058869	459A	459A	AUDIBLE BURGLARY ALARM	RPT
04/30/08	02:07:13	P08060853	10851	10851	STOLEN VEHICLE I/P	RPT

P08-0259, Exhibit 6



Negative Declaration

**AGENDA ITEM NO.: 7
WARD: 1**

1. **Case Number:** P08-0259
2. **Project Title:** Trilussa Restaurant
3. **Hearing Date:** June 19, 2008
4. **Lead Agency:** City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Gus Gonzalez, Associate Planner
Phone Number: (951) 826-5931
6. **Project Location:** 3737 Main Street, Suite 100
7. **Project Applicant/Project Sponsor's Name and Address:**

Neena Dorigo
Trilussa Restaurant
3737 Main Street, Suite 100
Riverside, CA 92501
8. **General Plan Designation:** DSP – Downtown Specific Plan
9. **Zoning:** DSP-RC – Downtown Specific Plan – Raincross District
10. **Description of Project:**

The applicant is requesting approval of a conditional use permit (CUP) to allow entertainment activities in conjunction with the existing Trilussa Restaurant, summarized as follows:

Friday – Disc Jockeys will play Latin music. No one under the age of 21 years would be allowed after 10:00 p.m. A cover charge of ten dollars and wrist bands will be required to enter the night club after 10:00 p.m. for customers who are 21 years of age and older to identify those without wristbands as being under 21 years of age. A dress code will be enforced, with private security on-hand after 10:00 p.m.

Saturday –Disc Jockeys will play Hip Hop and Alternative Rock music. No one under the age of 21 years would be allowed after 10:00 p.m. A cover charge of ten dollars and wrist bands will be required to enter the night club after 10:00 p.m. for customers who are 21 years of age and older to identify those without wristbands as being under 21 years of age. A dress code will be enforced, with private security on-hand after 10:00 p.m.

Sunday – While the applicant’s entertainment plan does not specify activities for Sunday, the applicants have verbally indicated that they would like to operate the night club on Sunday in anticipation of being able to line up entertainment for three nights a week. On Sundays only, the applicants have indicated their desire to allow customers of 18 years of age and older. If and when the applicant decides to operate the night club on Sunday, an entertainment plan would be submitted to the Planning Division for review and approval by the Zoning Administrator. A cover charge of ten dollars will be required to enter the night club after 10:00 p.m. As proposed, wrist bands will be required for customers who are 21 years of age and older to identify those without wristbands as being under 21 years of age. A dress code will be enforced, with private security on-hand after 10:00 p.m.

Trilussa Restaurant and Bar is open for lunch on Wednesday, Thursday, and Friday from 11:30 a.m. until 2:00 p.m. and for dinner on Wednesday, Thursday, Friday, and Saturday from 5:00 p.m. until 9:00 p.m. The restaurant hours will not be changed should this CUP be approved. Trilussa operates a Type 47 Alcoholic Beverage License (On-sale General Eating Place) issued by the California Department of Alcoholic Beverage Control (ABC). During evenings of entertainment, the night club will open from 10:00 p.m. until 2:00 a.m. Thus, there will be an hour “gap” between closure of the restaurant and the opening of the facility as a night club. A late night “finger foods” menu will be served during the entire time that the night club is in operation.

The floor plan submitted with the application shows a full service restaurant with a kitchen, bar, restrooms, eating areas, outdoor patio, banquet room, and a 1,311 square-foot area with moveable tables and chairs to create a dance floor. With regard to the outdoor patio, movable tables and chairs will be set up outside for patrons of the facility, but no dance floor will be provided outside. The applicant is requesting to allow music indoors to be projected outdoors onto the patio area by leaving the doors open between the inside of the night club and the outdoor patio while the night club is open. Music will be provided by disc jockeys only. Live performances are not proposed under this application.

The operation and security plan submitted with the application indicates that a licensed security firm (California Patrol) will be employed to administer security during evenings of entertainment. The security firm will conduct all background checks, drug screening, and training for all security personnel. Security personnel are proposed to be staffed at one for every 50 customers during evenings of entertainment.

11. Existing Land Use and Setting:

Trilussa was established in Downtown Riverside as an upscale restaurant in August 2006 within the existing 3,550 square-foot ground floor tenant space of the California Tower building closest to University Avenue. Prior to Trilussa, the subject space was formerly occupied by restaurants, such as Toad in the Hole and Joe Greensleeves. Trilussa also has locations in Los Angeles, Beverly Hills, and Cathedral City. According to the applicant, none of the other Trilussa Restaurants currently have entertainment or an after hours night club.

12. Surrounding land uses and setting:

Adjacent Existing General Plan Designation/Land Use:

- North: DSP – Downtown Specific Plan /Office/Retail
- East: DSP – Downtown Specific Plan /Commercial Retail
- South: DSP – Downtown Specific Plan /Office
- West: DSP – Downtown Specific Plan /Office

Adjacent zoning:

- North: DSP-RC – Downtown Specific Plan – Raincross District
- East: DSP-RC – Downtown Specific Plan – Raincross District
- South: DSP-RC – Downtown Specific Plan – Raincross District
- West: DSP-RC – Downtown Specific Plan – Raincross District

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

- a. None

14. Other Environmental Reviews Referenced in this Review:

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

15. Acronyms

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

- NCCP - Natural Communities Conservation Plan
- RPU - Riverside Public Utilities
- LHMP - Local Hazard Mitigation Plan
- EOP - Emergency Operations Plan
- OEM - Office of Emergency Services

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Public Services | <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



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 with in the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1a. Response: (Source: General Plan 2025, GP 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways) The proposed use will be situated in an existing office/commercial building. No changes to the exterior of the building or the building site are proposed under this conditional use permit. Therefore, the proposed project will not impact a scenic vista.				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1b. Response: (Source: General Plan 2025 and GP 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways) As mentioned above the project consists of no physical changes to the building site and all activities associated with the proposed use will be conducted indoors. Therefore, the proposed project will not impact a scenic resource.				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1c. Response: (Source: General Plan 2025, GP 2025 FPEIR, GP 2025 Zoning Code, Citywide Design and Sign Guidelines) No changes to the exterior of the building or the building site are proposed under this conditional use permit. The site will appear identical to existing conditions. Therefore, the proposed project will have no impact on the visual character and quality of the area. The applicant is advised that any exterior alterations will require Design Review approval.				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1d. Response: (Source: General Plan 2025, GP 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area) The site is not within the Mount Palomar Lighting Area and no new lighting is proposed under this project. No significant impact is expected.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE RESOURCES:				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2a. Response: (Source: General Plan 2025 Figure OS-2 – Agricultural Suitability, GP 2025 FPEIR Figure 5.2-1 - Designated Farmland, Figure 5.2-7 Proposed General Plan Land Use Designations Permitting Agricultural Uses with Designated Farmland, Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Appendix I – Designated Farmland Table)</p> <p>The project is located in an urbanized area of the city in an existing office/commercial building. Additionally, the site is identified as urban/built out land and therefore does not support agricultural resources or operations. There are no agricultural resources or operations, including farmlands within one mile of the subject site. Therefore the project will not adversely affect agricultural uses.</p>				
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2b. Response: (Source: General Plan 2025 Figure OS-3 - Williamson Act Preserves, GP 2025 FPEIR Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Figure 5.2-2 - Williamson Act Preserves, and GP 2025 Zoning)</p> <p>The site is within a built environment and no Williamson Act contracts are implemented on the site. The proposed project will not conflict with existing zoning for agricultural use or any applicable Williamson Act contract. Therefore, no impacts are expected.</p>				
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2c. Response: (Source: , GP 2025 FPEIR Figure 5.2-1 - Designated Farmland, Figure 5.2-2 - Williamson Act Preserves, Appendix I – Designated Farmland Table, and Proposition R and Measure C)</p> <p>The project is located in an urbanized area of the city in an existing office/commercial building. 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. Also, there are no agricultural resources or operations, including farmlands within one mile of the subject site. Therefore the project will not adversely affect agricultural uses.</p>				
3. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3a. Response: (Source: GP 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District’s 2003 Air Quality Management Plan, URBEMIS 2007 Model + EMFAC 2007 Model)</p> <p>Projects that are consistent with the projections of employment and population forecasts identified by</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG's Modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD's AQMP, Regional Transportation Improvement Program (RTIP), and the Regional Housing Plan. This project constitutes the addition of entertainment to an existing restaurant and would generate emissions far lower than the AQMD thresholds for significance. This project is consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG). Since the AQMP growth projections are based on SCAG population levels, the General Plan build-out at the expected typical development levels is consistent with the AQMP. Due to the scope of the project, it will not violate any air quality standards, create a CO hotspot, or expose individuals to CO concentrations above the established standards. Nor will the project expose sensitive receptors to pollutants or create objectionable odors. Further, since the project is consistent with the General Plan, implementation of the proposed project will be consistent with attainment forecasts and standards. It is anticipated that both project and cumulative impacts will be less than significant.</p>				
<p>b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3b. Response: (Source: GP 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 AQMP, URBEMIS 2007 Model conducted 12/17/07) An Air Quality Model was conducted using Urbemis 2007. The results of this air quality model showed that the proposed project would generate emissions far lower than the SCAQMD thresholds for significance. Due to the limited scope of the project and the air quality model conducted, the project will not violate any air quality violation, create a CO hotspot, or expose individuals to CO concentrations above the established standards, nor will the project expose sensitive receptors to pollutants or create objectionable odors. It is anticipated that both project and cumulative impacts will be less than significant.</p>				
<p>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3c. Response: (Source: GP 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan, URBEMIS 2007 Model + EMFAC 2007 Model) Please refer to responses 3a and 3b.</p>				
<p>d. Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3d. Response: (Source: GP 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan, URBEMIS 2007 Model + EMFAC 2007 Model) Refer to responses 3a and 3b above.</p>				
<p>e. Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3e. Response: Please refer to responses 3a and 3b.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4a. Response: (Source: Western Riverside County MSHCP, GP 2025 FPEIR Figure 5.4-4 - MSHCP Criteria Cells, Figure 5.4-3 - SKR Core Reserves and Other HCP, Figure 5.4-2 - MSHCP Area Plans, Figure 5.4-4, MSHCP Criteria Cells and Subunit Areas, and Figure 5.4-5 MSHCP Cores and Linkages, Figure 5.4-6, MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7, MSHCP Criteria Area Species Survey Area, and Figure 5.4-8, MSHCP Burrowing Owl Survey Area)</p> <p>The project site is located within an urban built-up area and is surrounded by existing development. Thus, in the judgement of the Planning Division, there is little chance that any Federally endangered, threatened, or rare species or their habitats could persist in this area. Therefore, a less than significant adverse impact to Federally endangered, threatened, or rare species or their habitats is expected.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4b. Response: (Source: GP 2025 FPEIR, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)</p> <p>No wetland or riparian vegetation exists on the project site as it is fully developed. Furthermore, the project site is located within an urban built-up area, contains existing development. Generally the surrounding area has been developed for many years and a long history of severe disturbance exists in the area, such that there is little chance that any riparian habitat could have persisted in any event. Therefore, no significant impact to Federally or State designated riparian habitats will occur with implementation of the proposed project.</p>				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4c. Response: (Source: GP 2025 FPEIR, City of Riverside GIS/CADME USGS Quad Map Layer)</p> <p>The project site is located within an urban built-up area, contains existing development, and has a long history of severe disturbance such that there is little chance that the project would interfere with migratory patterns. Therefore, a less than significant impact related to the movement or migration of wildlife species will occur with implementation of the proposed project.</p>				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4d. Response: (Source: MSHCP, and GP 2025 FPEIR Figure 5.4-5 - MSHCP Cores and Linkages)</p> <p>The project site is located within an urban built-up area, contains existing development and is not within an MSHCP linkage area. The site has a history of severe disturbance such that there is little chance that the project would interfere with migratory patterns. Therefore, a less than significant impact related to the movement or migration of wildlife species will occur with implementation of the proposed project.</p>				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
ordinance?				
<p>4e. Response: (Source: GP 2025 FPEIR, RMC Section 16.72.040 establishing the Western Riverside County MSHCP mitigation fee, RMC Section 16.40.040 establishing a Threatened and Endangered Species fees, and City of Riverside Tree Policy Manual)</p> <p>The project proposes the addition of entertainment to an existing restaurant with no development proposed. The construction of the building, under a separate review, was subject to MSHCP mitigation fees, City of Riverside landscaping design standards and all applicable regional, state and federal conservation, endangered and threatened species mitigation fees. Thus, the project will not result in a conflict to local policies or ordinances or the provisions of the Western Riverside County Multi-Species Habitat Conservation Plan, Stephens' Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Act protecting biological resources since no significant biological resources exist on-site.</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>4f. Response: (Source: Western Riverside County Multi-Species Habitat Conservation Plan, Stephens' Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Act (Lake Mathews Plan))</p> <p>Please refer to responses 4b. through 4e.</p>				
5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5a. Response: (Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas & Appendix D, Title 20 of the Riverside Municipal Code)</p> <p>The project site is located in a commercial development completed that existed for many years. No earthwork or physical changes are proposed in conjunction with the proposed use. As such, the project will have no impact on cultural resources.</p>				
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5b. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity)</p> <p>Please refer to response 5a.</p>				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5c. Response: (Source: General Plan 2025 Policy HP-1.3)</p> <p>Please refer to response 5a.</p>				
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5d. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 -Prehistoric Cultural Resources Sensitivity)</p> <p>Please refer to response 5a.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.a.i. Response: (Source: GP 2025 FPEIR Figure 5.6-2 - Faults and Fault Zones) Seismic activity is to be expected in Southern California. In the City of Riverside and in the Sphere of Influence, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Therefore, a less than significant impact is expected.				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.a.ii. Response: (Source: GP 2025 FPEIR Figure 5.6-2 - Faults and Fault Zones) In addition to response 6.a.i above, the site is located within Seismic Shaking Area III, which has low potential for ground shaking. Standard Building Code requirements have been implemented in conjunction with construction of the building.				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.a.iii. Response: (Source: GP 2025 FPEIR Figure 5.6-2 - Faults and Fault Zones, and Figure 5.6-3 - Generalized Liquefaction Zones) The project does not propose any construction or improvements to the existing building. Additionally, the General Plan identifies the property as being located in an area with a low potential for liquefaction. As such, the proposed use will have no impacts.				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.a.iv. Response: (Source: GP 2025 FPEIR Figure 5.6-1 - Areas Underlain by Steep Slope) The project is not located in an area having steep slopes and the potential for landslides to occur on relatively flat land is low. Therefore, a less than significant impact is expected.				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6b. Response: (Source: GP 2025 FPEIR Figure 5.6-1 - Areas Underlain by Steep Slope, Subdivision Code, Grading Code) Strong ground shaking can worsen existing unstable slope conditions. Areas in downtown Riverside are designated with low to locally moderate susceptibility to landslides and rock falls. The project is not located in an area having steep slopes and the potential for landslides to occur on relatively flat land is low. Therefore, a less than significant impact is expected.				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6c. Response: (Source: GP 2025 FPEIR Figure 5.6-1, Areas Underlain by Steep Slope and Figure 5.6-3 - Generalized Liquefaction Zones) Please refer to response 6a.				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>6d. Response: (Source: GP 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, and Table 18-1-B of the Uniform Building Code 1994) Within the General Plan Planning Area, expansive soils are widely scattered and are found in hillside areas as well as low lying alluvial basins. The project site is not located in an area having the potential for expansive soils. Therefore, a less than significant impact is expected.</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>6e. Response: (Source: GP 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential) Septic tanks are generally located in areas where the water table is deep and the soil has moderate permeability. Some of the City and Sphere Areas are on septic systems and have soils capable of sustaining septic tanks. However, the majority of the City of Riverside is served by developed sewer infrastructure and it is anticipated the majority of the new development in the Planning Area would not require the use of septic tanks. The proposed project will not require the need for septic tanks or other alternative waste disposal methods. Therefore, the project impact will not be significant.</p>				
<p>7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</p>				
<p>a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7a. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code Riverside Fire Department EOP) The project will not result in the release, transport, use or disposal of hazardous substances and the potential for the project to result in potential health hazards is extremely low. Development will be subject to oversight by the City of Riverside Fire Department, the County of Riverside Environmental Health Department and other applicable regulatory agencies. No impacts are expected.</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>7b. Response: (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, City of Riverside’s EOP) Please refer to response 7a.</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>7c. Response: (Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Section 5.7 and Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, 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) The subject building is located within one half mile of a school site, However, as stated in response 7a., above, the project will not involve the release, transport, use or disposal of hazardous substances and the potential for the project to result in potential health hazards is extremely low. Therefore, the project will have a less than significant impact.</p>				
<p>d. Be located on a site which is included on a list of hazardous</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
<p>7d. Response: (Source: GP 2025 FPEIR Figure 5.7-1 – Hazardous Waste Sites, Tables 5.7-A – CERCLIS Facility Information, 5.7-B – Regulated Facilities in TRI Information, and 5.7-C – DTSC EnviroStor Database Listed Sites)</p> <p>The project site is not located on a list of hazardous materials sites in the City. Therefore, the project will not have a significant impact to the public or environment.</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>7e. Response: (Source: GP 2025 FPEIR Figure 5.7-2 -Airport Safety and Compatibility Zones, RCALUCP, ALUC Staff Report – case ZAP1033RI07)</p> <p>The project is not located within an airport influence area.</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>7f. Response: (Source: GP 2025 FPEIR)</p> <p>The site is not located within the influence area of a private airstrip (Flabob Airport).</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>7g. Response: (Source: GP 2025 FPEIR, City of Riverside’s EOP, 2002 http://intranet/Portal/uploads/Riv%20City%20EOP%20complete.pdf and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1 http://intranet/Portal/uploads/Part 1 Riverside County LHMP.pdf Part 2 http://intranet/Portal/uploads/Part 2 Riverside LHMP Jurisdictions.pdf, and OEM’s Strategic Plan http://intranet/Portal/uploads/RV%20OEM%20Strategic%20Plan.pdf).</p> <p>The proposed use will be required to be in accordance to all applicable building and fire codes, with maximum occupancy limits clearly posted. As such, implementation of the proposed project will not interfere with current emergency response or evacuation plans. No significant impacts are expected.</p>				
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>7h. Response: (Source: GP 2025 FPEIR Figure 5.7-3 – Fire Hazard Areas, City of Riverside’s EOP, 2002 http://intranet/Portal/uploads/Riv%20City%20EOP%20complete.pdf, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1 http://intranet/Portal/uploads/Part 1 Riverside County LHMP.pdf Part 2 http://intranet/Portal/uploads/Part 2 Riverside LHMP Jurisdictions.pdf) and OEM’s Strategic Plan http://intranet/Portal/uploads/RV%20OEM%20Strategic%20Plan.pdf)</p> <p>The project site is located in a predominately developed area devoid of flammable vegetation and wildlands are not located adjacent to the site. Also, the project does not involve construction since the site is already built as a commercial building, and no construction is proposed. As such, the project will not result in an increased fire hazard to wildlands and no impacts are expected.</p>				
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
requirements?				
8a. Response: (Source: GP 2025 FPEIR Table 5.8-A -Beneficial Uses Receiving Waters) Both point sources, such as direct discharges, and non-point sources of water pollution, such as urban runoff, are usually discharged into separate storm drains and local drainage facilities developed throughout the General Plan Planning Area and then into the identified receiving waters. The project does not involve any activities that would affect the rate or direction of flow, the capacity of the drainage system or quality of water draining off the site since the project involves no physical change to the environment. Therefore, no impacts are expected.				
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8b. Response: (Source: GP 2025 FPEIR Table 5.16-E – RPU PROJECTED DOMESTIC WATER SUPPLY (AC-FT/YR), Table 5.16-F – RPU Project Water Demand, Table 5.16-H – Current and Projected Domestic Water Supply (acre-ft./year) Western Municipal Water District, RPU Map of Water Supply Basins www.riversideca.gov/utilities/water-mapofbasins.asp, RPU Urban Water Management Plan @ www.riversideca.gov/utilities/water-umwp.asp.) This project does not involve either direct withdrawal or recharge of groundwater, nor does it alter the underlying aquifer. No impacts are expected.				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8c. Response: Please refer to response 8a.				
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8d. Response: Please refer to response 8a.				
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8e. Response: Please refer to response 8a.				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8f. Response: Please refer to response 8a.				
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8g. Response: (Source: GP 2025 FPEIR Figure 5.8-2 - Flood Hazard Areas, and FEMA Flood Hazard Maps)				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
The proposed project is not located in a 100-Year Flood Zone or a Dam Inundation Area. Therefore, the project will not expose people or property to flood related hazards such that impacts would be less than significant.				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8h. Response: (Source: GP 2025 FPEIR Figure 5.8-2 - Flood Hazard Areas, and FEMA Flood Hazard Maps) Please refer to response 8g.				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8i. Response: (Source: GP 2025 FPEIR Figure 5.8-2 - Flood Hazard Areas and FEMA Flood Hazard Maps) Please refer to response 8g.				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8j. Response: (Source: GP 2025 FPEIR) A seiche is a “to and fro” vibration of a waterbody that is similar to the slopping of water in a basin. Tsunamis are tidal waves that occur in coastal areas. Limited nuisance mudflows may occur throughout the City in the event of an extreme storm resulting in erosion of urban landscaping. The project does not involve any activities that would result in inundation by seiche, tsunami or mudflow since the project involves no physical change to the environment and the site is located in an already developed area. Therefore, no impacts are expected.				
9. LAND USE AND PLANNING:				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers) The project constitutes the addition of entertainment to an existing restaurant within an existing office/commercial building. The project will not result in the construction of new structures nor will it result in the division of the physical arrangement of any established community. No impacts would result.				
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"/>
9b. Response: (Source: General Plan 2025 Land Use and Urban Design Element Figure LU-10 - Land Use Policy Map, Table LU-4 – Planned Land Uses, California Water Code Sections 10910-10915, South Coast Air Quality Management Plan, RCALUCP, ALUC Staff Report – case ZAP1033RI07) The property is designated DSP – Downtown Specific Plan per the General Plan and is zoned DSP-RC – Downtown Specific Plan – Raincross District. The zoning is consistent with the underlying General Plan land use designation. The establishment of entertainment uses is permitted in the DSP-RC Zone subject to approval of a CUP. The proposed use complies with all requirements of the General Plan and Zoning Code and no variances are required to implement the project as proposed. Additionally, there are no other agencies with environmental jurisdiction over the project. However, if approved, the project will be conditioned to meet all applicable sections of the Riverside Municipal Code including, but not limited to the Zoning Code, Noise Code and Citywide Design, Sign Guidelines.				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9c. Response: (Source: Western Riverside County MSHCP, SKR-HCP, Lake Mathews MSHCP, and NCCP)				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
The project does not involve any activities that would result in the disturbance of biological resources on- or off-site since the site is located in an already developed area. The project will not result in conflicts to the Western Riverside County MSHCP or any other applicable conservation plan. Therefore, no impacts would result.				
10. MINERAL RESOURCES.				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10a. Response: (Source: GP 2025 FPEIR Figure 5.10-1, Mineral Resources) The site is designated MRZ-4, Mineral Resource Zone – 4, and there is insufficient data to assign any other MRZ designation. Since no known mineral resources are located within the project boundaries and since the site is already constructed as a office/commercial building, no impact to the loss of availability of mineral resources is expected.				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10b. Response: (Source: GP 2025 FPEIR Figure 5.10-1, Mineral Resources) Please refer to response 10a.				
11. NOISE.				
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11a. Response: (Source: GP 2025 FPEIR Figure 5.11-6, 7, and 8, Table 5.11-F - Existing and Future Noise Contour Comparison, Table 5.11-I, Existing and Future Noise Contour Comparison, Riverside Municipal Code- Title 7 Table 5.11-E - Interior and Exterior Noise Standards) The project involves uses or activities that may increase permanent ambient noise levels during evenings with approval of the conditional use permit. Mitigation, including keeping doors closed to the patio area while entertainment is occurring, and the prohibition of an outdoor speaker system, will ensure that noise impacts are minimized. As such, impacts would be less than significant with mitigation incorporated.				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11b. Response: (Source: GP 2025 FPEIR, Table 5.11-G -Vibration Source Levels For Construction Equipment) As a result of the implementation of the mitigation measure liste in Response 11a above, no long-term vibration impacts are expected as a result of the proposed project.				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11c. Response: (Source: GP 2025 FPEIR Figure 5.11-4) Please refer to responses 11a and 11b.				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11d. Response: (Source: GP 2025 FPEIR Table 5.11-J - Construction Equipment Noise Levels) The proposed project will not result in temporary or periodic increases in ambient noises levels, given				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
that no construction is proposed.				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11e. Response: (Source: GP 2025 FPEIR Figures 5.11-9 – Riverside and Flabob Airport Noise Contours, 5.11-10 – March ARB Noise Contours, Table 5.11-D, Noise/Land Use Noise Compatibility Criteria, RCLUCP, ALUC Staff Report – case ZAP1033RI07)</p> <p>The project is not located within an airport influence area.</p>				
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11f. Response: (Source: GP 2025 FPEIR)</p> <p>The site is not located within the vicinity of a private airstrip (Flabob Airport).</p>				
12. POPULATION AND HOUSING.				
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12a. Response: (Source: General Plan 2025 and GP 2025 FPEIR Table 5.12-A - SCAG Population and Households Forecast, Table 5.12-B - General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, and SCAG’s RCP & RTP)</p> <p>The proposed project does not involve the construction or demolition of residential dwellings, rather, it involves an entertainment use within an existing building. Also, the project will not require an extension of infrastructure, as the site is located in an urban area with all infrastructure already existing in the area. Finally, the proposed project is consistent with the requirements of the General Plan and Zoning Code. For these reasons, the project will have no direct or indirect impact on inducing population growth. No impacts will result.</p>				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12b. Response: (Source: General Plan 2025 and GP 2025 FPEIR)</p> <p>The utilization of an existing building for entertainment purposed will not result in the displacement of housing or people, necessitating new residential construction elsewhere. No impacts will result.</p>				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12c. Response: (Source: General Plan 2025 and GP 2025 FPEIR)</p> <p>Please refer to response 12b.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
13. PUBLIC SERVICES.				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13a. Response: (Source: GP 2025 FPEIR Table 5.13-B - Fire Station Locations, Table 5.13-C - Riverside Fire Department Statistics) The City of Riverside Fire Department's major facilities include 13 fire stations located throughout the City, administration/prevention offices and a training center. The closest fire station is located less than one quarter mile from the subject site. Therefore the proposed project can be adequately served by the existing Fire Protection Agency. The project will be required to comply with the requirements of the City Fire Department and the Uniform Fire Code, with maximum occupancy limitations clearly posted. Therefore, no significant impacts are expected.				
b. Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13b. Response: (Source: GP 2025 FPEIR Figure 5.13-1 - Policing Centers) According to the City of Riverside Police Department, the proposed project will not significantly impact police protection services, with implementation of several conditions of approval typically recommended in conjunction with entertainment uses, such as but not limited to, provision for employees to attend LEAD classes conducted by the Police Department and the implementation of Crime Prevention Through Environmental Design (CPTED) practices. Impacts upon police protection services are expected to be less than significant, as the small scale of the project is anticipated to result in a negligible increase in demand for police services. Additionally, the project, which will result in an incremental additional demand for public services, is consistent with the adopted General Plan, which provides for adequate public services, including police protection, schools, parks, and other public facilities including but not limited to libraries, community centers, etc. Therefore, no adverse impacts will result from implementation of this project.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13c. Response: (Source: GP 2025 FPEIR Figure 5.13-2 - RUSD Boundaries, Table 5.13-D - RUSD, Figure 5.13-3 - AUSD Boundaries, Table 5.13-E - AUSD, Figure 5.13-4 - Other School District Boundaries) In addition to response 13b above, it should be noted that school fees are typically required for all new developments. In this case, the proposed project will be located within an existing building and school fees were required to be paid to the applicable School District prior to the construction of the building. As such, the proposed use will not require additional school impact fees. Additionally, the proposed use will not increase the demand on existing school facilities as it is commercial in nature. Therefore, the proposed project will have a less than significant impact on schools.				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13d. Response: (Source: General Plan 2025, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A - Park and Recreation Facility Types, Table 5.14-B - Parks Inventory and Acreage Summary, Table 5.14-C - Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, and Figure 5.14 - Parks and Recreation Facilities) The proposed project is located approximately 500 feet from the nearest city park. However, the nature of the proposed use will not produce any increased demand or impact the maintaining or usage of parks. All appropriate parks and recreation fees were collected during the entitlement process of the building.				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13e. Response: (Source: GP 2025 FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F - Riverside Community Centers)				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
The nature of the proposed use will not produce any increased demand or impact the maintaining or usage of other public facilities, such as libraries and community centers.				
14. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>14a. Response: (Source: General Plan 2025, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, Table 5.14-B – Parks Inventory and Acreage Summary, Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Figure 5.14 – Parks and Recreation Facilities, Figure 5.14-2 – Trails Map, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Parks and Recreation Final Master Plan 2003)</p> <p>Due to the nature of the proposed use, this project should not increase the demand for parks or other public recreational facilities.</p>				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14b. Response: (Source: GP 2025 FPEIR, Parks Master Plan 2003, Trails Master Plan, Bicycle Master Plan and Project Plans)</p> <p>The proposed project will result in the addition of entertainment within an existing restaurant. This use is not expect to have a significant impact on recreational facilities. Therefore, impacts are not significant.</p>				
15. TRANSPORTATION/TRAFFIC.				
Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15a. Response: (Source: GP 2025 FPEIR Table 5.15-H - Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I - Conceptual General Plan Intersection Improvement Recommendations, Table, Figure 5.15-4 - Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025))</p> <p>The proposed use will not increase vehicle trips beyond that for which the building was originally planned and designed. Additionally, no significant change to the levels of service of nearby intersections and only an incremental increase of traffic load or capacity are expected with implementation of this project. Even though the use will result in additional vehicle trips, a majority of the generated vehicle trips will occur outside of normal business hours and during the non-peak traffic period during nights and weekends. Therefore, the project's individual or cumulative impact to traffic will be less than significant.</p>				
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15b. Response: (Source: GP 2025 FPEIR Table 5.15-H - Existing and Typical Density Scenario Intersection Levels of Service)</p> <p>Please refer to response 15a.</p>				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>15c. Response: (Source: RCALUCP and MIPA JLUS for MARB/MIP, MARB AICUZ and Riverside Airport Master Plan 1999, ALUC Staff Report – case ZAP1033RI07) The project is not located within an airport influence area.</p>				
<p>d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15d. Response: (Source: Project Site Plans, Lane and Striping Plans and Signage Plans) The proposed project, the occupancy and use of an existing office/commercial building will not result in hazards to safety from design features, as the project will not change the site layout of the existing building and no exterior improvements are within the scope of this project.</p>				
<p>e. Result in inadequate emergency access?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15e. Response: (Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code) According to the Riverside Fire Department, the site has adequate emergency access to accommodate the proposed use, provided the maximum occupancy limits are not exceeded.</p>				
<p>f. Result in inadequate parking capacity?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15f. Response: (Source: Chapter 19.580 of the Zoning Code) The proposal involves the establishment of entertainment in conjunction with an existing restaurant that already has adequate pedestrian access from the Main Street Mall during all business hours. A 1,311 square-foot dance floor will be provided within the restaurant, my moving tables; no other physical changes are proposed in conjunction with this CUP. The DSP requires uses related to the assembly of people to provide one parking space for every 50 square feet within the assembly room, which in this case would be the dance floor area. As such, the proposed use would require 27 parking spaces. Parking for the restaurant is provided within an existing parking structure located adjacent to the project site, in other nearby parking structures, as well as street parking in the vicinity. Given that a majority of the other businesses in Downtown Plaza will be closed when entertainment is being conducted at Trilussa, ample provision for pedestrian access from the Main Street Mall and vehicular access from nearby parking structures will exist for patrons of the facility.</p>				
<p>g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15g. Response: (Source: GP 2025 FPEIR, General Plan 2025 Land Use and Urban Design Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!) The proposed use will not conflict with adopted polices, plans or programs supporting alternative transportation. No impacts are expected.</p>				
<p>16. UTILITIES AND SYSTEM SERVICES. Would the project:</p>				
<p>a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16a. Response: (Source: GP 2025 FPEIR Figure 5.16-1 - Riverside County Flood Control MDP Boundaries, Figure 5.16-2, Drainage Facilities, Table 5.15-H, Table 5.15-I, Table, Figure 5.15-4,) This project proposes an entertainment use, and will have a less than significant impact on water quality standards, water discharge requirements, drainage, groundwater or domestic water sources. Standard conservation and treatment requirements will be enforced based on the Water Quality Management Plan approved during prior construction of the building.</p>				
<p>b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
facilities, the construction of which could cause significant environmental effects?				
<p>16b. Response: (Source: GP 2025 FPEIR Table 5.15-H) The proposed use will result in an incremental additional demand for utilities and service systems including power, natural gas, water and wastewater, storm drainage facilities and treatment, solid waste, and communications system utilities. However, the anticipated level of service is consistent with the projections and evaluations made in the General Plan EIR. Furthermore, all off-site infrastructure required to serve the development are in place. No new systems or supplies will be required, nor will substantial alterations to systems be required. Therefore a less than significant impact is expected.</p>				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16c. Response: (Source: GP 2025 FPEIR Figure 5.16-1, Riverside County Flood Control MDP Boundaries, Figure 5.16-2 - Drainage Facilities and Figure 5.8-1, Watersheds) Please refer to response 16b.</p>				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16d. Response: (Source: GP 2025 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, and Table 5.16-J - General Plan Projected Water Demand for WMWD Including Water Reliability 2025, EMWD Master Plan, WMWD Master Plan) Please refer to response 16b.</p>				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16e. Response: (Source: GP 2025 FPEIR Figure 5.16-5 - Sewer Service Areas Figure 5.16-6 - Sewer Infrastructure) Please refer to response 16b.</p>				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16f. Response: (Source: GP 2025 FPEIR Table 5.16-A - Existing Landfills) Please refer to response 16b.</p>				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16g. Response: (Source: GP 2025 FPEIR Table 5.16-A - Existing Landfills) Please refer to response 16b.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17a. Response: <i>(Source: GP 2025 FPEIR Section 5.4 - Biological Resources and Section 5.5 - Cultural Resources)</i> See responses in sections 4 (Biological Resources) & 5 (Cultural Resources). Information contained in this initial study supports the conclusion that the proposed project will not result in the degradation of environmental resources. Therefore, no impacts will result from the project.</p>				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17b. Response: <i>(Source: GP 2025 FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts)</i> No adverse cumulative impacts were identified in the initial analysis.</p>				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17c. Response: <i>(Source: GP 2025 FPEIR Section 5 – Environmental Impact Analysis)</i> See responses in section 7 (Hazards and Hazardous Materials). No significant environmental impacts were identified in the initial analysis.</p>				

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