

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Economic Development Agency

SUBMITTAL DATE:
May 8, 2014

SUBJECT: Home Front at Camp Anza Apartments in the City of Riverside, District 1/District1, HOME Investment Partnerships Act Funds 100% , Adoption of CEQA Findings and Mitigation Monitoring Plan and Adoption of Finding of No Significant Impact,[\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Certify it has reviewed and considered the attached City of Riverside's Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Home Front at Camp Anza (Project) and Adopt the CEQA Findings and Mitigation Monitoring and Reporting Program set forth therein as a Responsible Agency;
2. Adopt the attached City of Riverside's Environmental Assessment and Finding of No Significant Impact (City EA) for the Home Front at Camp Anza (Project) approved by the City of Riverside and filed with the U.S. Department of Housing and Urban Development (HUD) on March 7, 2014;

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FORM APPROVED COUNTY COUNSEL
BY: KARIN L. WATTS-BAZAN
DATE: 5/16/14
Departmental Concurrence

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost: | POLICY/CONSENT (per Exec. Office) |
|-----------------|----------------------|-------------------|-------------|---------------|---|
| COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 | Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/> |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 | |

SOURCE OF FUNDS: N/A

Budget Adjustment: No
For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: May 20, 2014
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: | District: 1/1 | Agenda Number:

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency

FORM 11: : Home Front at Camp Anza Apartments in the City of Riverside, District 1/District1, HOME Investment Partnerships Act Funds 100% , Adoption of CEQA Findings and Mitigation Monitoring Plan and Adoption of Finding of No Significant Impact , [\$0]

DATE: May 8, 2014

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RECOMMENDED MOTION: (Continued)

3. Find that the original findings in the City EA are still valid and there is no need for a re-evaluation because a) there are no substantial changes in nature, magnitude or extent of the Project, b) there are no new circumstances or environmental conditions which may affect the Project or have a bearing on its impact, and c) the recipient has not proposed the selection of an alternative not in the original findings;
4. Adopt the attached County of Riverside's Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Project based on the findings incorporated therein and conclude that the Project is not an action which may affect the quality of the environment;
5. Approve the attached Request for Release of Funds (RROF);
6. Authorize the Chairman of the Board of Supervisors to execute the RROF and the County EA and FONSI to be filed with HUD; and
7. Authorize the Assistant County Executive Officer/EDA, or designee, to take all necessary steps to implement the RROF and County EA and FONSI, including but not limited to, signing subsequent necessary and relevant documents subject to approval by County Counsel.

BACKGROUND:

Summary

The Riverside County Economic Development Agency (EDA) has completed all applicable review procedures and has evaluated the potential effects of the Project on the environment pursuant to CEQA and NEPA (National Environmental Policy Act).

On November 19, 2013, the City of Riverside as Lead Agency approved the Project and adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Various other funding actions were also taken by the City at that time. In order for the Project Applicant to obtain \$500,000.00 of County HOME funds and comply with the requirements of CEQA, the County must approve the Project as a responsible agency. CEQA Guidelines Section 15096 establishes the process for public agency approval of a project when they are acting as a responsible agency. Upon certification that it has reviewed and considered the attached City of Riverside's Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program by the Board of Supervisors, the County will have complied with the requirements of CEQA Guidelines Section 15096.

The attached City EA and County EA and FONSI were prepared pursuant to the National Environmental Policy Act (NEPA), and the procedures set forth in 24 CFR Sections 58.5 and 58.6 for responsible entities which must assume responsibilities for environmental review, decision-making and action that normally apply to HUD. As a result, EDA has determined that the proposed project would not have a significant effect on the environment. Additionally, the applicable publishing requirements set forth in 24 CFR 58.43 and 58.45 have been met.

(Continued)

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DATE: May 8, 2014

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BACKGROUND:

Summary (Continued)

The Environmental Assessment and Compliance Findings for Related Laws (City EA) was completed and approved by HUD when the applicant originally applied for HOME funds to the City of Riverside. EDA has reviewed the City EA and determined that the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47. The County EA incorporates the original findings made in the City EA. Since the County was not the responsible entity for completion of the City EA , it is recommended that the Board adopt HUD's approved City EA along with adopting the County EA.

PROJECT DESCRIPTION:

Camp Anza, L.P., (Applicant), a California limited partnership, is proposing to use up to \$500,000 in HOME funds for the development and construction of a 30-unit apartment complex and rehabilitate the existing 15,000 square-foot Camp Anza Officer's Club (Officers Club) building. The Project site is comprised of 5 contiguous parcels totaling approximately 2.14 acres, located at 5797 Picker Street in the City of Riverside.

The proposed Project will consist of 15 two-bedroom units, and 15 three-bedroom units. The two-bedroom units are approximately 776 square-feet and the three-bedroom units range in size from 1,054 to 1,151 square-feet. One two-bedroom unit will be set aside for a resident manager. The apartment units will be rented to low-income Veterans and their families and provide the veteran(s) and their families with a variety of supportive services designed to ease the transition back into civilian life. If necessary the units will also be made available to the general population of qualified low-income residents.

A total of 11 units will be designated as HOME-assisted units limited to households whose incomes do not exceed 50% of the area median income for the County of Riverside, adjusted by family size at the time of occupancy. The HOME-assisted units will be restricted for a period of at least 55 years from the recordation of the notice of completion.

A significant component of this proposal involves the restoration and rehabilitation of a vacant historic building also known as the Officer's Club which will be renovated into a multipurpose community center for the use of residents living in the proposed Project. The Officer's Club, is a cultural resource and valuable connection demonstrating Riverside's Contribution to the World War II war effort. The goal is to preserve and enhance the integrity of the Officer's Club building and to integrate into this Project that will be serving Veterans. Mercy House, a member of the Camp Anza, L.P., will be responsible for coordinating all support services at the Project, and will staff the Project with a part to full time (depending on need) Resident Services Coordinator/Case Manager, who will work not just with veterans but with family members who provide crucial support to their returned loved ones. The manager's office and community room will be open to residents during normal business hours, as well as in the evenings and weekends when community events are held for the residents.

The Applicant intends to use up to \$500,000 in County HOME funds for hard and soft construction expenses related to the housing portion of the Project. Other funding sources include a \$2,266,260 loan from the Housing Authority of the City of Riverside, a \$632,732 HOME loan from the City of Riverside, \$233,079 in waived development impact fees from the City of Riverside, \$1,100,000 the appraised value of the land and building being donated by the Housing Authority of the City of Riverside, a \$300,000 loan from the Federal Home Loan Bank, and \$8,730,609 in limited partner tax credit equity contribution. The total cost of development is estimated to be \$13,762,680.

(Continued)

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BACKGROUND:

Summary (Continued)

County Counsel has reviewed and approved as to form the attached Request for Release of Funds. Staff recommends that the Board approved the attached documents.

Impact on Residents and Businesses

Approving this item will have a positive impact on the citizens and businesses of the City of Riverside and the County. The proposed Project is expected to generate construction, permanent maintenance and property management jobs, and provide affordable housing for residents of the City of Riverside and the County.

SUPPLEMENTAL:

Additional Fiscal Information (Continued)

No impact upon the County's General Fund; the County's contribution to the Project will be fully funded with HOME Investment Partnerships Act funds from the U.S. Department of Housing and Urban Development.

Contract History and Price Reasonableness

Not applicable.

ATTACHMENTS:

- A. City of Riverside Mitigated Negative Declaration
- B. City of Riverside Mitigation Monitoring and Reporting Program
- C. Public Notice
- D. Request for Release of Funds
- E. City of Riverside Environmental Assessment
- F. County of Riverside Environmental Assessment

Attachment A

City of Riverside Mitigated Negative Declaration

MAY 20 2014 3-15



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Mitigated Negative Declaration

WARD: 6

1. **Case Number:** P13-0198 (General Plan Amendment)
P13-0199 (Rezoning)
P13-0200 (Certificate of Appropriateness)
P13-0201 (Design Review – Site Plan Review)
2. **Project Title:** Home Front at Camp Anza
3. **Hearing Date:** September 18, 2013 (Cultural Heritage Board)
September 19, 2013 (City Planning Commission)
4. **Lead Agency:** City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Moises A. Lopez, Associate Planner
Phone Number: (951) 826-5264
Email: mlopez@riversideca.gov
6. **Project Location:** 5797 Picker Street, situated north of Philbin Avenue, between Picker and Wohlstetter Streets
7. **Project Applicant Name and Address:**

Wakeland Housing and Development Corporation
1230 Columbia Street, Suite 950
San Diego, CA 92101
8. **General Plan Designation:** MDR – Medium Density Residential
9. **Zoning:** R-1-7000 – Single-Family Residential Zone
10. **Description of Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The proposed Home Front at Camp Anza project entails the development of 30 residential units in one- and two-story buildings sited around the Camp Anza Officer's Club with frontage onto both Picker Street and Wohlstetter Street. The housing complex will include 16 two-bedroom units and 14 three-bedroom units; the two-bedroom units will be approximately 800 square-feet and the three-bedroom units 1,077 square-feet. Vehicular access to the project site will be provided via two separate two-way driveways from Picker Street and Wohlstetter Street.

Home Front at Camp Anza's new homes will be designed to blend seamlessly into the surrounding Arlanza neighborhood, which is primarily comprised of housing converted from former barracks and repurposed

service buildings. The architecture of the new homes will utilize low-scaled, simple forms that will reflect some of the architectural details of the Officer's Club building, such as eave overhangs, the shallow pitched roofs and the wood siding. Entries will be marked by a trellis structure to give a sense of arrival to both the tenant and visitors. Private outdoor spaces and windows would overlook public areas to provide a presence on the street and within the development. Within the site, courtyards serve as extensions of the living space and provide social gathering spaces for veterans and their families, while two tot lots will provide resident's children with safe places to play.

The unit floor plans will be designed to provide strong connections to the outdoors to promote socializing and community connection. Convenient, pedestrian-friendly pathways link the entire site for easy access throughout. Wheelchair-friendly surfaces shall be incorporated to make the site as accessible as possible to allow disabled veterans to take full advantage of outdoor amenities. Being that sustainability is an important element for smart growth, the project will include sustainable features such as drought-tolerant landscaping, energy efficient lighting, water conservation features, and enhanced indoor air quality.

A goal of this project is to rehabilitate the Camp Anza Officer's Club and seek designation of the structure as a City Structure of Merit for the community of Arlanza. The revitalized space will serve as a "town center" for this project, and will include a leasing office, a computer lab, a large multipurpose room, office space for supportive service providers, and a kitchen for providing communal meals. The building's exterior will be restored to reflect its original finishes and architectural details, including wood siding and eave overhangs and appropriate windows. The entire building will be made accessible to persons with disabilities through the use of ramps at the entrances and an elevator to the mezzanine area.

Home Front at Camp Anza's design will also pay homage to the site's military history through the use of commemorative public art and an on-site museum in the rehabilitated Officer's Club informing residents and visitors about the history of Camp Anza and the Officer's club during World War II.

To facilitate the development of the Home Front at Camp Anza as currently proposed, the applicant has submitted an application to amend the General Plan land use and Zoning designation of the project site. This proposal seeks to amend the General Plan land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) and to change the Zoning designation from the Single-Family Residential (R-1-7000) Zone to the Multiple-Family Residential (R-3-2500) Zone.

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

| | Existing Land Use | General Plan Designation | Zoning Designation |
|---------------------|--|----------------------------------|---|
| Project Site | Camp Anza Officer's Club; Vacant Parcels | MDR – Medium Density Residential | R-1-7000 – Single-Family Residential Zone |
| North | Single-Family Residences | MDR – Medium Density Residential | R-1-7000 – Single-Family Residential Zone |
| East | Single-Family Residences | MDR – Medium Density Residential | R-1-7000 – Single-Family Residential Zone |
| South | Arlanza Branch Public Library | MDR – Medium Density Residential | R-1-7000 – Single-Family Residential Zone |
| West | Single-Family Residences | MDR – Medium Density Residential | R-1-7000 – Single-Family Residential Zone |

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

a. None.

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

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. Cultural Resources Survey, Home Front at Camp Anza/Camp Anza Officer's Club; Prepared by JMRC, June 2013.
- d. Project Specific Water Quality Management Plan; Prepared by SB&O, Inc., August 2013.

14. Acronyms

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Service | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input checked="" 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 September 19, 2013

Printed Name & Title Robert Wade, Chair-Planning Commission

For City of Riverside



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Environmental Initial Study

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways) | | | | |
| The proposed project consists of an infill project within an urbanized area completely surrounded by existing development where there are no scenic vistas and where direct, indirect and cumulative impacts to scenic vistas are less than significant impacts. | | | | |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City's Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone) | | | | |
| There are no scenic highways within the City that could potentially be impacted. In addition the proposed project is not located along or within view of a scenic boulevard, parkway or special boulevard as designated by the City's General Plan 2025 and therefore will not have any effect on any scenic resources within a scenic roadway. The closest Scenic Boulevard is Van Buren Boulevard, a 120 foot arterial, which is located over 2,200 feet east of the project site. As well, there are no rock outcroppings within view of this proposed project so no impacts to these resources are expected. A goal of this project is to rehabilitate the Camp Anza Officer's Club and seek designation of the structure as a City Structure of Merit for the community of Arlanza. The revitalized space will serve as a "town center" for this project, and will include a leasing office, a computer lab, a large multipurpose room, office space for supportive service providers, and a kitchen for providing communal meals. The building's exterior will be restored to reflect its original finishes and architectural details, including wood siding and eave overhangs and appropriate windows. The entire building will be made accessible to persons with disabilities through the use of ramps at the entrances and an elevator to the mezzanine area. With implementation of the General Plan 2025 policies and compliance with the City's Urban Forest Tree Policy Manual, scenic resources will be protected and even enhanced. Lastly, the Zoning Code regulates building setbacks, building heights, land uses, landscaping, parking and other development standards for use and development of all properties. This project complies with these standards. Therefore, any potential adverse direct, indirect or cumulative impacts from this project will be less than significant impact. | | | | |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1c. Response: (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines) | | | | |
| The proposed project consists of an infill project within an urbanized area completely surrounded by existing development. The proposed Home Front at Camp Anza project entails the development of 30 residential units in one- and two-story buildings sited around the Camp Anza Officer's Club with frontage onto both Picker Street and Wohlstetter Street; the project site consists of five contiguous parcels totaling approximately 2.14 acres. The proposed project implements General Plan 2025 goals and policies, including LU-8, which is intended to "emphasize smart growth principles through all steps of the land development process" and Policy LU-8.1 which is intended to "ensure well-planned infill development Citywide, and allow for increased density in selected areas." This proposal will provide a housing choice with amenities compatible with the existing surrounding residential development, consistent with the General Plan 2025, and will aesthetically improve the quality of the site and its surroundings. As well, this proposal has been analyzed for consistency with the established Citywide Design Guidelines, as is related to site design, building architecture, landscaping, exterior lighting, common open space amenities, and parking in order to ensure superior quality and design. Given that this proposal will complement the surrounding uses and architecture, this proposal will not degrade the existing visual character or quality of the site and its surroundings. Therefore, any potential adverse direct, indirect, or cumulative impact from this project will be less than significant. | | | | |
| d. Create a new source of substantial light or glare, which | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| would adversely affect day or nighttime views in the area? | | | | |
| 1d. Response: (Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines) | | | | |
| <p>This proposal will create a new source of light in this neighborhood; an exterior lighting plan will be required prior to the issuance of building permits. The purpose of these plans will be to insure that all new light sources are adequately hooded or shielded downward as to not produce undesirable or dangerous levels of glare to motorists and surrounding residential uses and to insure that all lighting complies with City policies regarding exterior illumination levels. Compliance with City policies regarding exterior lighting will reduce any impacts to less than significant levels.</p> | | | | |
| 2. AGRICULTURE AND FOREST RESOURCES: | | | | |
| <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p> | | | | |
| <p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability) The Project is located within an urbanized area. A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 reveals that the project site is not designated as, and is not adjacent to or in proximity to any land classified as, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project will have no impact directly, indirectly or cumulatively to agricultural uses.</p> | | | | |
| <p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>2b. Response: (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19) A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the project site is not zoned for agricultural use and is not next to land zoned for agricultural use; therefore, the project will have no impact directly, indirectly or cumulatively.</p> | | | | |
| <p>c. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>2c. Response: (Source: GIS Map – Forest Data) The City of Riverside has no forestland that can support 10-percent native tree cover nor does it have any timberland. Therefore, no impacts will occur from this project directly, indirectly or cumulatively.</p> | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| d. Result in the loss of forestland or conversion of forestland to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2d. Response: (Source: GIS Map – Forest Data) The City of Riverside has no forestland that can support 10-percent native tree cover nor does it have any timberland, therefore no impacts will occur from this project directly, indirectly or cumulatively. | | | | |
| e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2e. Response: (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data) The project is located in an urbanized area of the City. Additionally, the site is identified as urban/built out land and therefore does not support agricultural resources or operations. The project will not result in the conversion of designated farmland to non-agricultural uses. In addition, there are no agricultural resources or operations, including farmlands within proximity of the subject site. The City of Riverside has no forestland that can support 10-percent native tree cover. Therefore, no impacts will occur from this project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forestland. | | | | |
| 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"/> |
| 3a. Response: (Source: South Coast Air Quality Management District's 2007 Air Quality Management Plan (AQMP)) Projects that are consistent with the projections of employment and population forecasts identified by 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. In this instance, the project consists of a 30-unit multiple-family residential project, which yields a density of 13.9 units per acre; this proposal includes a General Plan Amendment to amend the land use designation from MDR – Medium Density Residential to HDR – High Density Residential. The proposed land use designation, and density, exceeds the Typical Density for the MDR land use designation analyzed by the General Plan 2025 at 5.5 units to the acre, and also exceeds the Maximum with PRD Density for the MDR land use designation at 8 units to the acre. Nevertheless, citywide some properties have been developed at a density below those considered under the General Plan 2025, which would in essence compensate for the higher density proposed on the subject site. The proposed project will not result in greater traffic impacts given that multiple-family projects are marginally more intense than single-family residences. As an example, based on the ITE manual, a project of this type is expected to generate a total of 34 peak hour vehicle trips per day whereas a single-family residential development on this site would be expected to generate approximately 30 peak hour vehicle trips. As such, this project can be considered consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG). Given the reasons stated above, the project is consistent with the General Plan 2025 Typical Growth Scenario and the AQMP. The project will have a less than significant impact directly, indirectly and cumulatively to the implementation of an air quality plan. | | | | |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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|---|--------------------------------|--|------------------------------|-----------|
| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
| | | | | |

3b. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 AQMP, CalEEMod, EMFAC 2007 Model)
 An Air Quality Model was conducted using CalEEMod. The results of the CalEEMod model determined that the proposed project would result in the following emission levels:

| CalEEMod MODEL RESULTS SHORT-TERM IMPACTS | | | | | | |
|--|---------------------------|-----------------|-------|-----------------|-------|--------|
| Activity | Daily Emissions (lbs/day) | | | | | |
| | ROG | NO _x | CO | SO ₂ | PM-10 | PM-2.5 |
| SCAQMD Daily Thresholds Construction | 75 | 100 | 550 | 150 | 150 | 55 |
| Daily Project - Emissions Construction | 4.11 | 17.94 | 12.44 | 18.19 | 1.50 | 1.27 |
| Exceeds Y/N Threshold? | N | N | N | N | N | N |

| CalEEMod MODEL RESULTS LONG-TERM IMPACTS | | | | | | |
|---|---------------------------|-----------------|-------|-----------------|-------|--------|
| Activity | Daily Emissions (lbs/day) | | | | | |
| | ROG | NO _x | CO | SO ₂ | PM-10 | PM-2.5 |
| SCAQMD Daily Thresholds Operation | 55 | 55 | 550 | 150 | 150 | 55 |
| Daily Project - Emissions Operational | 3.46 | 2.87 | 10.54 | 19.89 | 1.42 | 0.42 |
| Exceeds Y/N Threshold? | N | N | N | N | N | N |

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

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

3c. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod)
 Per the GP 2025 FPEIR, AQMP thresholds indicate future construction activities under the General Plan 2025 are projected to result in significant levels of NO_x and ROG, both ozone precursors, PM-10, PM-2.5, and CO. Although long-term emissions are expected to decrease by 2025, all criteria pollutants remain above the SCAQMD thresholds.

The portion of the Basin within which the City is located is designated as a non-attainment area for ozone, PM-10 and PM-2.5 under State standards, and as a non-attainment area for ozone, carbon monoxide, PM-10, and PM-2.5 under Federal

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
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standards. The proposed project consists of a 30-unit multiple-family residential project, which yields a density of 13.9 units per acre; this proposal includes a General Plan Amendment to amend the land use designation from MDR – Medium Density Residential to HDR – High Density Residential. The proposed land use designation, and density, exceeds the Typical Density for the MDR land use designation analyzed by the General Plan 2025 at 5.5 units to the acre, and also exceeds the Maximum with PRD Density for the MDR land use designation at 8 units to the acre. The proposed multiple-family project is marginally more intense than single-family residences. As an example, based on the ITE manual, a project of this type is expected to generate a total of approximately 34 peak hour vehicle trips per day whereas a single-family residential development on this site would be expected to generate approximately 30 peak hour vehicle trips. Therefore, cumulative air quality emissions impacts are less than significant.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

3d. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod.) Refer to Response 3b. above. Furthermore, short-term impacts associated with construction will result in increased air emissions from grading, earthmoving, and construction activities. In conformance with the General Plan 2025 the CalEEMod computer model analyzed short-term construction and long-term operational related impacts of the project and determined that the proposed project would not exceed SCAQMD thresholds for short-term construction and long-term operational impacts. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations and a less than significant impact will occur directly, indirectly or cumulatively for this project.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

3e. Response: While exact quantification of objectionable odors cannot be determined due to the subjective nature of what is considered "objectionable," the nature of the proposed 30-unit multiple-family residential project, associated infrastructure, and related off-site improvements present a potential for the generation of objectionable odors associated with construction activities. The operational activities associated with a 30-unit multiple-family residential project, however, are not typically associated with the generation of objectionable odors. The construction activities associated with the expected build out of the project site will generate airborne odors like diesel exhaust emissions, architectural coating applications, and on- and off-site improvement installations. However, said emissions would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the construction site. Therefore, they would not expose a substantial number of people to objectionable odors on a permanent basis. Therefore, the project will not cause objectionable odors affecting a substantial number of people and a less than significant impact directly, indirectly and cumulatively will occur.

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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

4a. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area) The project site is located within an urban built-up area and is surrounded by existing development and a search of the MSHCP database and other appropriate databases identified no potential for candidate, sensitive or special status species, suitable habitat for such species on site, Federal Species of Concern, California Species of Special Concern, and California Species Animal or Plants on lists 1-4 of the California Native plant Society (CNPS) Inventory. Thus there is no chance that any Federally endangered, threatened, or rare species or their habitats could persist in this area. Therefore, a less than significant impact directly, indirectly and cumulatively will occur to federally endangered threatened, or rare species or

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| their habitats. | | | | |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4b. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools) The project site consists of five contiguous parcels totaling approximately 2.14 acres. While the majority of the project site is currently vacant, the historic Camp Anza Officer’s Club occupies the northwesterly portion of the project site. The project site is located on a previously developed/improved site within an urbanized area where no riparian habitat or other sensitive natural community exists on site or within proximity to the project site. Therefore, the project will have no impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service directly, indirectly and cumulatively. | | | | |
| 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"/> |
| 4c. Response: (Source: City of Riverside GIS/CADME USGS Quad Map Layer) The project is located within an urbanized area where no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) exist on site or within proximity to the project site. The project site does not contain any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include USACOE jurisdictional drainages or wetlands. Therefore, the proposed project would have no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively. | | | | |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4d. Response: (Source: MSHCP, General Plan 2025 – Figure OS-7 – MSHCP Cores and Linkage) The project is within an urbanized area and will not result in a barrier to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the project will have no impact to wildlife movement directly, indirectly and cumulatively. | | | | |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4e. Response: (Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual) Implementation of the proposed Project is subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees. Any project within the City of Riverside’s boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute. Any future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way, and therefore, impacts will be less than significant. In addition, the General Plan 2025 includes policies to ensure that future development would not conflict with any local policies or ordinances protecting biological resources, including tree preservation policies. This project has been reviewed against these policies and found to be in compliance with the policies. For these reasons, the project will have a less than significant impact directly, indirectly and cumulatively on local policies or ordinances protecting biological resources and tree preservation.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

4f. Response: (Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan)

The proposed project is consistent with the guidelines of MSHCP and related policies in the General Plan 2025, including Policy LU-7.4. As well, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. Therefore, impacts associated with potential inconsistencies with the MSHCP will be a less than significant impact directly, indirectly and cumulatively to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

5. CULTURAL RESOURCES.
Would the project:

| | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

5a. Response: (Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code, and Cultural Resources Survey, Home Front at Camp Anza/Camp Anza Officer’s Club; Prepared by JMRC, June 2013)

The proposed Home Front at Camp Anza project entails the development of 30 residential units in one- and two-story cottage style bungalows sited on the vacant land around the Camp Anza Officer’s Club with frontage onto both Picker Street and Wohlstetter Street. Home Front at Camp Anza’s new homes will be designed to blend seamlessly into the surrounding Arlanza neighborhood, which is primarily comprised of housing converted from former barracks and repurposed service buildings. A goal of this project is to rehabilitate and restore the Camp Anza Officer’s Club. The revitalized space will serve as a “town center” for this project, and will include a leasing office, a computer lab, a large multipurpose room, office space for supportive service providers, and a kitchen for providing communal meals. The applicant has submitted an application for a Certificate of Appropriateness per Title 20 of the Riverside Municipal Code.

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (PRC §21084.1), and the California Public Resources Code further defines substantial adverse change as “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired” (PRC §5020.1(q)). As a locally eligible property with a CHR Status Code of 5S2, the Camp Anza Officers Club is considered a historical resource under CEQA. A Cultural Resources Report was prepared by JMRC, which analyzed the proposed project for potential effects under CEQA and related guidelines.

The proposed project calls for the adaptive reuse of the Officers Club as a private social/recreational hall and community center through restoration/rehabilitation, as part of the development of housing for disabled veterans and their families. The Cultural Resources Report, and the project as described by the applicant, indicates that project details will be attentive to the importance of the architectural integrity and historic association of the building. The stated intent is to seek the greatest retention of existing historic features and materials, the restoration of damaged elements, and the in-kind replacement of missing features and materials to the extent possible. Distances between the Officers Club and new construction and the

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

size, scale, and orientation of the proposed new bungalows preserve the visual presence of the Officers Club, which will continue to be best experienced from its front approach on Picker Street. The architectural character of the new bungalows is compatible with the original features and materials of the Officers Club, which will ensure a harmonious relationship and consistent setting. Moreover, it is anticipated that, as proposed, the restoration/rehabilitation of the Officer's Club will reverse some of the previous extensive alterations under the Moose Lodge era (1966-99).

The submitted plans state that the restoration/rehabilitation of the Officers Club should continue to be guided by the nearest 1940 standardized plan on which construction was heavily based, Mobilization Buildings Service Club Type SC-3 700-1275 and related plans it references; the earliest known 1944 photograph of the building; physical investigation; and the 1966 Moose Lodge plans, which indicate existing conditions at the time it was extensively altered. Conditions will ensure that the construction drawings developed for permit issuance implement the recommendations.

Several proposed project details or elements are critical to maintaining potential impacts to a less than significant level under CEQA or serve to enhance the preservation of important features, materials, and qualities of the Camp Anza Officers Club and should be safeguarded and considered for retention should final project plans change:

- Preserve shape, size, mass, footprint, and height of the current, original design;
- Ensure maximum retention and restoration of existing original features and materials, including exterior wood siding, interior wainscoting, hardwood floors, exposed timber rafters, and double hearth brick chimney;
- Replace in-kind or restore missing or damaged features and materials to the maximum extent possible, including the restoration of the main entry, the replacement of the façade aqua media, and the use of wood-framed, new double-hung windows fitted as closely as possible into their original openings;
- Maximize spatial relationship, scale, and orientation in site planning;
- Use compatible design materials and features in the new bungalows to ensure they are harmonious to the Officers Club and overall setting.

A Certificate of Appropriateness application has been received pursuant to adopted City procedures (Title 20) to ensure the proposed change would not have a significant adverse environmental effect as defined by CEQA. Pursuant to this review under case number P13-0200, a mitigation measure has been applied to protect the resource:

MM Cultural 5: The preserved and enhanced integrity of the restored/rehabilitated Camp Anza Officers Club, which is to be achieved by the proposed project, shall be further protected by the preparation and submittal of a local designation application prior to final inspection or the issuance of certificate of occupancy.

Therefore, as currently proposed, the Home Front at Camp Anza project appears to have a **less than significant impact with mitigation** under CEQA.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

5b. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study and Cultural Resources Survey, Home Front at Camp Anza/Camp Anza Officer's Club; Prepared by JMRC, June 2013)

The project is located on a previously developed/improved site within an urbanized area. A site survey for archeological resources was prepared by JMRC. The survey meets the Secretary of the Interior Standards and Guidelines and has found that there are no known archeological resources present on the site. Through implementation of appropriate mitigation measures (MM Cultural 1 through 4) per the GP 2025 FPEIR, impacts to archeological resources directly, indirectly and cumulatively as a result of the project can be reduced to a **less than significant level**.

No further archaeological investigation is recommended unless the proposed undertaking is changed to include areas not subject to this study or additional construction, or unless project activities reveal the presence of cultural materials.

The current study attempted to determine whether archaeological deposits were present within the proposed APE. Although none were yielded during the records search, ground-disturbing activities always have the potential to reveal buried

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| <p>deposits. As a result, prior to the initiation of ground-disturbing activities, construction personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register of Historical Resources or the National Register of Historic Places, plans for treatment, evaluation, and mitigation of impacts to the find will need to be developed in consultation with the State Historic Preservation Officer (SHPO), as applicable, in accordance with the City of Riverside's Programmatic Agreement Regarding Historic Properties Affected by the Use of Federally Funded HUD Loans (PA).</p> | | | | |
| <p>If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.</p> | | | | |
| <p>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>5c. Response: (Source: General Plan 2025 Policy HP-1.3) See Response 5b. Activities including construction-related and earth-disturbing actions could damage or destroy fossils in rock units. As with archaeological resources, paleontological resources are generally considered to be historical resources, as defined in CEQA Guidelines Section 15064.5(a)(3)(D). Consequently, damage or destruction to these resources could cause a significant impact. A cultural resources survey prepared by JMRC has determined that the proposed project is consistent with general Plan Policy HP-1.3 including compliance with the Federal Native American Graves Protection and Repatriation Act, and as such the project will have a less than significant impact directly or indirectly to a unique paleontological resource or site or unique geologic feature.</p> | | | | |
| <p>d. Disturb any human remains, including those interred outside of formal cemeteries?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5d. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity) Where construction is proposed in undeveloped areas, disturbance on vacant lands could have the potential to disturb or destroy buried Native American human remains as well as other human remains, including those interred outside of formal cemeteries. Consistent with State laws protecting these remains, sites containing human remains must be identified and treated in a sensitive manner. In the event that Native American human remains are inadvertently discovered during project-related construction activities, there would be unavoidable significant adverse impacts to Native American resources, but implementation of the Cultural Resources Mitigation Measures 1 through 4 will, however, reduce impacts to human remains, including those interred outside of formal cemeteries to a less than significant level.</p> | | | | |
| <p>6. GEOLOGY AND SOILS. Would the project:</p> | | | | |
| <p>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> | | | | |
| <p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>6i. Response: (Source: General Plan 2025 Figure PS-1 - Regional Fault Zones & General Plan 2025 FPEIR Appendix E - Geotechnical Report)</p> | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that no impacts related to strong seismic ground will occur directly, indirectly and cumulatively. | | | | |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| gii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report) | | | | |
| The San Jacinto Fault Zone located in the northeastern portion of the City, or the Elsinore Fault Zone, located in the southern portion of the City's Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed project complies with California Building Code regulations, impacts associated with strong seismic ground shaking will have no impact directly, indirectly and cumulatively. | | | | |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| giii. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report) | | | | |
| The project site is located in an area with a high potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – Figure PS-2. Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction are reduced to less than significant impact levels directly, indirectly and cumulatively. | | | | |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| giv. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, Storm Water Pollution Prevention Plan SWPPP) | | | | |
| The project site and its surroundings have generally flat topography and are not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final PEIR. Therefore, there will be no impact related to landslides directly, indirectly and cumulatively. | | | | |
| b. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6b. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, and SWPPP) | | | | |
| Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 18 and 17 will ensure that soil erosion or loss of topsoil will be less than significant impact directly, indirectly and cumulatively. | | | | |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6c. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report) | | | | |
| The topography of the project site is generally flat, sloping slightly to the northeast of the project site towards Wohlstetter Street. For landslides refer to response 6 a iv. For lateral spreading, adherence to the City's Grading and Subdivision Codes, as well as the California Building Code in the design of this project will prevent lateral spreading. For liquefaction, refer to response 6 a iii. For collapse, adherence to the City's grading and building requirements will ensure that the property is adequately prepared to prevent the collapse of the graded pad and/or slopes. Compliance with the City's existing codes and the policies contained in the General Plan 2025 help to ensure that impacts related to geologic conditions are reduced to a less than significant impact level directly, indirectly and cumulatively. | | | | |
| d. Be located on expansive soil, as defined in Table 18-1-B of | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| the Uniform Building Code (1994), creating substantial risks to life or property? | | | | |
| <p>6d. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</p> | | | | |
| <p>Expansive soil is defined under <i>California Building Code</i>. The soil type of the subject site is Buchenau (See Figure 5.64 – Soils of the General Plan 2025 Program Final PEIR). Buchenau soil is characterized by moderately slow to over very slow permeability, and has a moderate shrink swell potential. Compliance with the applicable provisions of the City's Subdivision Code- Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a less than significant impact level for this project directly, indirectly and cumulatively.</p> | | | | |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>6e. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types) The proposed project will be served by sewer infrastructure. Therefore, the project will have no impact.</p> | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 7. GREENHOUSE GAS EMISSIONS. Would the project: | | | | |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>7a. Response:</p> <p>The proposed project will not result in a net increase in GHG emissions. The proposed project consists of a 30-unit multiple-family residential project, which yields a density of 13.9 units per acre; this proposal includes a General Plan Amendment to amend the land use designation from MDR – Medium Density Residential to HDR – High Density Residential. The proposed land use designation and density, exceeds the Typical Density for the MDR land use designation analyzed by the General Plan 2025 at 5.5 units to the acre, and also exceeds the Maximum with PRD Density for the MDR land use designation at 8 units to the acre. Nevertheless, citywide some properties have been developed at a density below those considered under the General Plan 2025, which would in essence compensate for the higher density proposed on the subject site. The proposed project will not result in greater traffic impacts given that multiple-family projects are marginally more intense than single-family residences. As an example, based on the ITE manual, a project of this type is expected to generate a total of 34 peak hour vehicle trips per day whereas a single-family residential development on this site would be expected to generate 30 peak hour vehicle trips. As such, this project can be considered consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG). The project will also comply with the City's General Plan policies and statewide Building Code requirements designed to reduce GHG emissions. Since the project will not result in a net increase in GHG emissions, it will not interfere with the State's goals of reducing greenhouse gas emissions to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GHG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Thus, a less than significant impact is expected directly, indirectly and cumulatively.</p> | | | | |
| b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>7b. Response:</p> <p>The SCAQMD supports State, Federal and international policies to reduce levels of ozone depleting gases through its Global Warming Policy and rules and has established an interim Greenhouse Gas (GHG) threshold. As indicated in response 7a, above, the project would comply with the City's General Plan policies and State Building Code provisions designed to reduce GHG emissions. In addition, the project would comply with all SCAQMD applicable rules and regulations during construction of the 30 unit multiple-family residential project and will not interfere with the State's goals of reducing GHG emission to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GHG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Based upon the prepared Climate Change Analysis for this project and the discussion above, the project will not conflict with any applicable plan, policy or regulation related to the reduction in the emissions of GHG and thus a less than significant impact will occur directly, indirectly and cumulatively in this regard.</p> | | | | |
| 8. HAZARDS & HAZARDOUS MATERIALS. Would the project: | | | | |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>8a. Response: <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i></p> <p>The proposed project does not involve the transport, use, or disposal of any hazardous material given that the proposed project involves the construction of a 30-unit multiple-family residential project. As such, the project will have no impact related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.</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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| the environment? | | | | |
| <p>8b. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</p> | | | | |
| <p>The proposed project does not involve the use of any hazardous materials. As such the project will have no impact directly, indirectly or cumulatively for creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>8c. Response: (Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-3 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)</p> | | | | |
| <p>The proposed project does not involve any emission or handling of any hazardous materials, substances or waste within one-quarter mile of an existing school because the proposed use is a 30-unit multiple-family residential project; the closest school is situated approximately 0.3 mile south of the project site (Foothill Elementary School – 8230 Wells Avenue). Therefore, the project will have no impact regarding emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school directly, indirectly or cumulatively.</p> | | | | |
| <p>d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>8d. Response: (Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</p> | | | | |
| <p>A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have no impact to creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p> | | | | |
| <p>e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>8e. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)</p> | | | | |
| <p>The proposed project is located within Safety and/or Airport Compatibility Zone(s) D as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for Riverside Municipal Airport as noted in the Riverside County Airport Land use Compatibility Plan (RCALUCP). The project was reviewed by the Airport Land Use Commission (ALUC) to ensure that the project is consistent with the compatibility zone as well as in compliance with the land use standards in the RCALUP. Because the project has been found to be consistent with the RCALUCP by the ALUC, impacts related to hazards from airports are a less than significant impact directly, indirectly and cumulatively.</p> | | | | |
| <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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>8f. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP) Because the proposed project is not located within proximity of a private airstrip, and does not propose a private airstrip, the</p> | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have no impact directly, indirectly or cumulatively. | | | | |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>8g. Response: (Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)</p> <p>An existing network of fully improved streets that include Philbin Avenue, Picker Street, and Wohlstetter Street will serve the proposed 30-unit multiple-family residential project. All streets have been designed to meet the Public Works and Fire Departments’ specifications. As part of the project’s construction, a temporary street closing will be necessary. Any street closing will be of short duration so as not to interfere or impede with any emergency response or evacuation plan. Therefore, the project will have a less than significant impact directly, indirectly and cumulatively to an emergency response or evacuation plan.</p> | | | | |
| h. Expose people or structures to a significant risk of loss, injury or death involving Wildlands 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>8h. Response: (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside’s EOP, 2002 http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)</p> <p>The proposed project is located in an urbanized area where no wildlands exist and the property is no located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore no impact regarding wildland fires either directly, indirectly or cumulatively from this project will occur.</p> | | | | |
| 9. HYDROLOGY AND WATER QUALITY. | | | | |
| Would the project: | | | | |
| a. Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>9a. Response: (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water and Project Specific Water Quality Management Plan; Prepared by SB&O, Inc., August 2013)</p> <p>The proposed project site will be developed with close to 100 percent of impervious surface, with the exception of landscaped areas. A preliminary WQMP has been submitted and approved by the Public Works Department for this project. During the construction phase, a final approved WQMP will be required for the project, as well as coverage under the State’s General Permit for Construction Activities, administered by the Santa Ana RWQCB. Storm water management measures will be required to be implemented to effectively control erosion and sedimentation and other construction-related pollutants during construction. Given compliance with all applicable local, state, and federal laws regulating surface water quality and the fact that the project will not result in a net increase of surface water runoff, the proposed project as designed is anticipated to result in a less than significant impact directly, indirectly or cumulatively to any water quality standards or waste discharge.</p> | | | | |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>9b. Response: (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU Map of Water Supply Basins, RPU Urban Water Management Plan)</p> | | | | |
| The proposed project is located within the Riverside South Water Supply Basin. The project is required to connect to the | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| City's sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, there will be no impact to groundwater supplies and recharge either directly, indirectly or cumulatively. | | | | |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9c. Response: (Source: Preliminary grading plan, and Project Specific Water Quality Management Plan; Prepared by SB&O, Inc., August 2013) | | | | |
| The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of projects are addressed as part of the Water Quality Management Plan (WQMP) and grading permit process. Therefore, the project will have a less than significant impact directly, indirectly or cumulatively to existing drainage patterns. | | | | |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9d. Response: (Source: Preliminary grading plan, and Project Specific Water Quality Management Plan; Prepared by SB&O, Inc., August 2013, General Plan 2025 Figure PS-4 – Flood Hazard Areas) | | | | |
| The project site is not located within a flood plain. Underground storm drains and streets are designed to accommodate the 10-year storm flow from curb to curb, while 100-year storms are accommodated within street right-of-ways. The runoff from the project in a developed condition has been studied and is required to be attenuated on-site, so although the drainage pattern will be altered the off-site discharge is the same as the undeveloped condition. Therefore, there will be less than significant impact directly, indirectly or cumulatively in the rate or amount of surface runoff that it will not result in flooding on- or off-site. | | | | |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9e. Response: (Source: Preliminary Grading Plan, and Project Specific Water Quality Management Plan; Prepared by SB&O, Inc., August 2013) | | | | |
| As the project site is located adjacent to the Riverside County Flood Control District Anza Channel Stage 1 flood control channel, and this channel is tabled for the final build-out of the project site, no mitigation of incremental increase in 100-year design flow is required, as confirmed by the Riverside County Flood Control District. All downstream conveyance channels to the Santa Ana River, Reach 3, an adequate sump, are engineered and regularly maintained to ensure design flow capacity and no sensitive stream habitat areas will be adversely affected. Therefore, the project will not create or contribute runoff water exceeding capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff and there will be no impact directly, indirectly or cumulatively. | | | | |
| f. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9f. Response: (Source: Project Specific Water Quality Management Plan; Prepared by SB&O, Inc., August 2013) | | | | |
| The project is over one acre in size and is required to have coverage under the State's General Permit for Construction Activities (SWPPP). As stated in the Permit, during and after construction, best management practices (BMPs) will be implemented to reduce/eliminate adverse water quality impacts resulting from development. Furthermore, the City has ensured that the development does not cause adverse water quality impacts, pursuant to its Municipal Separate Storm System (MS4) permit through the project's WQMP. | | | | |
| The proposed development will increase the amount of impervious surface area in the City. This impervious area includes paved parking areas, sidewalks, roadways, and building rooftops; all sources of runoff that may carry pollutants and | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| therefore has the potential to degrade water quality. This development has been required to prepare preliminary BMP's that have been reviewed and approved by Public Works. Final BMP's will be required prior to grading permit issuance. The purpose of this requirement is to insure treatment BMP's are installed/constructed as part of the project so that the pollutants generated by the project will be treated in perpetuity. Therefore, impacts related to degrading water quality are less than significant directly, indirectly and cumulatively. | | | | |
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9g. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps 06065C0705G) A review of National Flood Insurance Rate Map (Map Number 06065C0705G Effective Date August 28, 2088) and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, shows that the project is not located within or near a 100-year flood hazard area. There will be no impact caused by this project directly, indirectly or cumulatively, as it will not place housing within a 100-year flood hazard area. | | | | |
| 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"/> |
| 9h. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps 06065C0705G) The project site is not located within or near a 100-year flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0705G Effective Date August 28, 2008). Therefore, the project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows and no impact will occur directly, indirectly or cumulatively. | | | | |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9i. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps 06065C0705G) The project site is not located within or near a flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0705G Effective Date August 28, 2008). The project site is located within the Prenda and Woodcrest Dam Inundation area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas, and may be affected in the event of a dam failure. In the event of a dam failure, first flow waters are expected to reach the site in 96 and 240 minutes respectively. Therefore, the project will place a structure within a dam inundation area that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a dam. | | | | |
| The City Municipal Code, Title 18 – Subdivision Code, Section Chapter 18.210 – Development Standards, Section 18.210-100 – Flood Prone Lands and Drainage and Title 16 Buildings & Construction, Chapter 16.18 Flood Hazard Area & Implementation of Natural Flood Insurance Program, Sec. 16.8050 requires new construction located within a dam inundation area to mitigate flood hazards by including onsite drainage, anchoring methods to prevent floating structures, elevating buildings above flood levels, and flood proofing, which requires the building to be inspected and certified by a professional engineer, surveyor or building inspector. Including compliance with State Civil Code Section 1103 through 1103.4 requiring notification to those potentially affected of the risk involved in locating within a flood hazard or dam inundation area. Therefore, the potential to place a structure within an area that would expose people or structures to a significant risk of loss, injury or death as a result of the failure of a dam will be less than significant directly, indirectly or cumulatively. | | | | |
| j. Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9j. Response: (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality) Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, no impacts due to tsunamis will occur directly, indirectly or cumulatively. Additionally, project site and its surroundings have generally flat topography and is within an urbanized area not within proximity to Lake Mathews, Lake Evans, the Santa Ana River, Lake Hills, Norco Hills, Box Springs Mountain Area or any of the 9 arroyos which transverse the City and its | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| sphere of influence. Therefore, no impact potential for seiche or mudflow exists either directly, indirectly or cumulatively. | | | | |
| 10. LAND USE AND PLANNING: | | | | |
| Would the project: | | | | |
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers) | | | | |
| The proposed project has been designed to be consistent with the fit into the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. Therefore, the project impacts related to the community are less than significant directly, indirectly, or cumulatively. | | | | |
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10b. Response: (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines) | | | | |
| The project is located within the boundaries of the RCALUCP and has been designed to be consistent with the Plan. The project was also analyzed for consistency with the goals and policies of the General Plan 2025, which recognizes the need for “adequate housing and supportive services for Riverside residents with special needs” (Goal H-4). To facilitate the development of the Home Front at Camp Anza project as currently proposed, the applicant has submitted an application to amend the General Plan land use and Zoning designation of the project site. This proposal seeks to amend the General Plan land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) and to change the Zoning designation from the Single-Family Residential (R-1-7000) Zone to the Multiple-Family Residential (R-3-2500) Zone. As this proposal intends to provide housing for disabled veterans earning between 30 and 60 percent of the Area Median Income (AMI), it qualifies as an affordable housing project and is entitled to incentives or concessions that may result in a reduction of site development standards or a modification of Zoning Code or architectural design requirements. The applicant has requested three concessions related building setbacks from Picker and Wohlstetter Streets, parking, and private open space. Although the proposed density is higher than that allowed by the General Plan land use designation of the surrounding area, and accounting for the requested concessions, the proposed project has been designed to blend seamlessly into the surrounding Arlanza neighborhood, which is primarily comprised of housing converted from former barracks and repurposed service buildings; this proposal complies with all other applicable development standards required for multiple-family residential developments. The architecture of the new homes will utilize low-scaled, simple forms that will reflect some of the architectural details of the Officer’s Club building, such as eave overhangs, the shallow pitched roofs and the wood siding. Private outdoor spaces and windows would overlook public areas to provide a presence on the street and within the development. Within the site, courtyards serve as extensions of the living space and provide social gathering spaces for veterans and their families, while two tot lots will provide resident’s children with safe places to play. A goal of this project is to rehabilitate the Camp Anza Officer’s Club and seek designation of the structure as a City Structure of Merit for the community of Arlanza. The revitalized space will serve as a “town center” for this project, and will include a leasing office, a computer lab, a large multipurpose room, office space for supportive service providers, and a kitchen for providing communal meals. The building’s exterior will be restored to reflect its original finishes and architectural details, including wood siding and eave overhangs and appropriate windows. The entire building will be made accessible to persons with disabilities through the use of ramps at the entrances and an elevator to the mezzanine area. Based on the above-referenced information, the proposed project to allow the construction of a 30-unit multiple-family residential development will have a less than significant impact on applicable land use policies directly, indirectly or cumulatively. | | | | |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| <p>10c. Response: (Source: General Plan 2025, General Plan 2025 – Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, enter appropriate Specific Plan if one, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</p> <p>Refer to response 4f, above.</p> | | | | |
| <p>11. MINERAL RESOURCES.</p> | | | | |
| <p>Would the project:</p> | | | | |
| <p>a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>11a. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The project does not involve extraction of mineral resources or grading activity. No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated in the General Plan 2025, specific plan or other land use plan. Therefore, the project will have no impact on mineral resources directly, indirectly or cumulatively.</p> | | | | |
| <p>b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>11b. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The GP 2025 FPEIR determined that there are no specific areas with the City of Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed project is consistent with the General Plan 2025. Therefore, there is no impact.</p> | | | | |
| <p>12. NOISE.</p> | | | | |
| <p>Would the project result in:</p> | | | | |
| <p>a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>12a. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</p> <p>Per Implementation Tool N-1 of the General Plan 2025 Noise Element, this project has been reviewed to ensure that noise standards and compatibility issues have been addressed. The project meets the City's noise standards as set forth in Title 7 of the Municipal Code, is compliant with the Noise/Land Use Noise Compatibility Criteria Matrix (Figure N-10) of the Noise Element, is not within the 60 dB CNEL and is not within the vicinity of industrial areas and therefore does not require an acoustical analysis. Therefore, impacts are less than significant on the exposure of persons to or the generation of noise levels in excess of established City standards either directly, indirectly or cumulatively.</p> | | | | |
| <p>b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>12b. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</p> <p>Construction related activities although short term, are the most common source of groundborne noise and vibration that could affect occupants of neighboring uses. Title 7 limits construction related activities from 7:00 a.m. to 7:00 p.m. on</p> | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| <p>weekdays, and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction noise is permitted on Sundays or on Federal holidays. As construction activities are temporary and limited, the project will cause a less than significant exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. This project is not expected to generate or be exposed to long-term vibration impacts during operation of the proposed use or during construction activities as no blasting or pile driving is foreseeable in conjunction with development of this project. Therefore, impacts are less than significant on the exposure of persons to or the generation of noise levels in excess of established City standards either directly, indirectly or cumulatively.</p> | | | | |
| <p>c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>12c. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-1 – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</p> <p>The proposed project does not involve uses or activities that would result in a substantial permanent increase ambient noise levels in the project vicinity above levels existing without the project because the project consists of a 30-unit multiple-family residential project. Therefore, this project will have less than significant impact on existing noise levels either directly, indirectly or cumulatively.</p> | | | | |
| <p>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>12d. Response: (Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report)</p> <p>The primary source of temporary or periodic noise associated with the proposed project is from construction activity and maintenance work. Construction noise typically involves the loudest common urban noise events associated with building demolition, grading, construction, large diesel engines, truck deliveries and hauling</p> <p>Both the General Plan 2025 and the Municipal Code Title 7 (Noise Code) limit construction activities to specific times and days of the week and during those specified times, construction activity is subject to the noise standards provided in the Title 7. Considering the short-term nature of construction and the provisions of the Noise Code, the temporary and periodic increase in noise levels due the construction which may result from the project are considered less than significant directly, indirectly and cumulatively.</p> | | | | |
| <p>e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>12e. Response: (Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP)</p> <p>Although the proposed project is located within Zone D of the RCALUCP and within two miles of a public airport, the proposed project is not located within any of the airport noise contour areas as depicted on Figures N-8 and N-9 of the Noise Element of the General Plan 2025. Consistent with the requirements of Zone D of the RCALUCP, a condition of approval has been added to require a deed notice of the project site's proximity to the Riverside Municipal Airport. For this reason, the project would not expose people residing or working in the project area to excessive noise levels related to airport noise. Therefore, impacts will be less than significant directly, indirectly and cumulatively on people residing or working in the project area to excessive noise levels.</p> | | | | |
| <p>f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| <p>12f. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> | | | | |
| <p>Per the GP 2025 Program FPEIR, there are no private airstrips within the City that would expose people working or residing in the City to excessive noise levels. Because the proposed project consists of development anticipated under the General Plan 2025, is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have no impact directly, indirectly or cumulatively.</p> | | | | |
| <p>13. POPULATION AND HOUSING.</p> | | | | |
| <p>Would the project:</p> | | | | |
| <p>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)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>13a. Response: (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG’s RCP and RTP)</p> | | | | |
| <p>The project involves the construction of a 30-unit multiple-family residential project that may directly induce population growth; however, it does not require the creation of new streets or extension of infrastructure that could indirectly induce substantial population growth. The existing surrounding streets, Picker Street, Philbin Avenue, Wohlstetter Street, and other local streets will adequately serve the subject site. Further, this proposal although inconsistent with the density of the surrounding MDR General Plan 2025 land use designation, the proposed project has been designed to blend seamlessly into the surrounding Arlanza neighborhood, which is primarily comprised of housing converted from former barracks and repurposed service buildings; this proposal complies with all other applicable development standards required for multiple-family residential developments. Moreover, this proposal intends to provide housing for disabled veterans earning between 50 and 60 percent of the Area Median Income (AMI), it qualifies as an affordable housing project, and is consistent with the goals and policies of the General Plan 2025, which recognizes the need for “adequate housing and supportive services for Riverside residents with special needs” (Goal H-4). Given that the proposed use would not induce substantial population growth, the impacts will be less than significant both directly and indirectly.</p> | | | | |
| <p>b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>13b. Response: (Source: CADME Land Use 2012 Layer)</p> <p>The project will not displace existing housing, necessitating the construction of replacement housing elsewhere because most of the project site is vacant and there is no existing housing on site that would need to be removed or affected by the proposed project; the Camp Anza Officer’s Club exists on the site but is currently unoccupied. Further, the proposal will increase the projected number of residences inventoried in the Housing Element of the General Plan 2025 as the proposal involves the development of the site with a 30-unit multiple-family residential project and this would result in an approximate gain of 13 units, given the proposed change in land use designation from MDR – Medium Density Residential (8 units per acre) to HDR – High Density Residential needed to facilitate the development of this proposal. Therefore, there will be no impact on existing housing either directly, indirectly or cumulatively.</p> | | | | |
| <p>c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>13c. Response: (Source: CADME Land Use 2012 Layer)</p> <p>The project will not displace any people, necessitating the construction of replacement housing elsewhere, because the project site is proposed on vacant land that has no existing housing or residents that will be removed or affected by the proposed project; the Camp Anza Officer’s Club exists on the site but is currently unoccupied. Therefore, this project will have no impact on people, necessitating the need for replacement housing either directly, indirectly or cumulatively.</p> | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 14. PUBLIC SERVICES. | | | | |
| Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| a. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14a. Response: (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1) | | | | |
| Adequate fire facilities and services are provided by Station #7 located at 10191 Cypress Avenue to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, there will be no impacts on the demand for additional fire facilities or services either directly, indirectly or cumulatively. | | | | |
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14b. Response: (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers) | | | | |
| Adequate police facilities and services are provided by the West Main Policing Center to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be no impacts on the demand for additional police facilities or services either directly, indirectly or cumulatively. | | | | |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14c. Response: (Source: Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level) | | | | |
| Adequate school facilities and services are provided by Alvard Unified School District to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Alvard Unified School District impact fees used to offset the impact of new development, there will be a less than significant impact on the demand for school facilities or services either directly, indirectly or cumulatively. | | | | |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14d. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative) | | | | |
| Adequate park facilities and services are provided in the Arlanza Neighborhood to serve this project, including the Martha McLean Anza Narrows Park near the project site. In addition, the project includes private outdoor spaces and windows would overlook public areas to provide a presence on the street and within the development. Within the site, courtyards serve as extensions of the living space and provide social gathering spaces for veterans and their families, while a tot lot, swimming pool, and horseshoe court will provide resident's children with safe places to play. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park, Recreation and Community Services practices, there will be a less than significant impact on the demand for additional park facilities or services either directly, indirectly or cumulatively. | | | | |
| e. Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14e. Response: (Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards) | | | | |
| The project consists of a 30-unit multiple-family residential project. Adequate public facilities and services, including libraries and community centers, are provided in the Arlanza Neighborhood to serve this site. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park, Recreation and Community Services and Library practices, there will be no impacts on the demand for additional public facilities or services either directly, indirectly or cumulatively. | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 15. 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>15a. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</p> <p>The project is not expected to significantly increase the use of existing and regional parks given that the project will provide recreational facilities on site, partially offsetting the demand for neighborhood parks. Nonetheless, applicable park fees will be required to be paid to mitigate the impact to park development and open space needs generated by the project. Therefore, there will be a less than significant impact directly, indirectly or cumulatively.</p> | | | | |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>15b. Response:</p> <p>The project will not include new recreational facilities or require the construction or expansion of recreational facilities; therefore, there will be no impact directly, indirectly or cumulatively.</p> | | | | |
| 16. TRANSPORTATION/TRAFFIC. | | | | |
| Would the project result in: | | | | |
| a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>16a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG's RTP)</p> <p>Roadway capacity is adequate to accommodate the traffic volumes for the proposed project. The proposed project is not anticipated to produce significant traffic volume as it is anticipated that not all residents will have or need private vehicles. Although the proposed 30-unit multiple-family residential project is at a higher density than the surrounding primarily single-family residential neighborhood, the proposed project does not result in any new significant impacts given that multiple-family residential projects are marginally more intense than single-family residences. Based on the ITE Manual, a project of this type is expected to generate a total of 34 peak hour vehicle trips per day (a.m. and p.m.) whereas a single-family residential development on this site would be expected to generate 30 peak hour vehicle trips. Further the project site is within a third of a mile of two Riverside Transit Agency (RTA) bus stops, with one running along Van Buren Boulevard and another along Colorado Jurupa Avenue. Therefore, the increase in traffic in relation to the existing traffic load and capacity of the street system is less than significant directly, indirectly or cumulatively.</p> | | | | |
| b. Conflict with an applicable congestion management program, including but not limited to level of service | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | | | |
| <p>16b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</p> <p>The project site does not include a state highway or principal arterial within Riverside County’s Congestion Management Program (CMP) and the project is consistent with the Transportation Demand Management/Air Quality components of the Program; therefore, there is no impact either directly, indirectly or cumulatively to the CMP.</p> | | | | |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>16c. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP)</p> <p>The proposed project is located in Zone D of RCALUCP for RMA and has been to the Airport Land Use Commission (ALUC) for review and approval. Compliance with these conditions will ensure that the project will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. As such, this project will have a less than significant impact directly, indirectly or cumulatively on air traffic patterns.</p> | | | | |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>16d. Response: (Source: Project Site Plans, Lane Striping and Signing Plans)</p> <p>The proposed project is compatible with adjacent streets and existing development in the surrounding area. As well, it has been designed so as not to cause any incompatible use or create any hazards to the surrounding area or general public. The proposed site plan indicates that vehicular access will be taken from both Picker Street and Wohlstetter Street. The proposed site design would not result in hazards due to design features such as driveways or intersection improvements, etc.. As such, the project will have no impact on increasing hazards through design or incompatible uses either directly, indirectly or cumulatively.</p> | | | | |
| e. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>16e. Response: (Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)</p> <p>The project has been developed in compliance with Title 18, Section 18.210.030 and the City’s Fire Code Section 503 (California Fire Code 2007); therefore, there will be no impact directly, indirectly or cumulatively to emergency access.</p> | | | | |
| f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>16f. Response: (Source: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)</p> <p>The project, as designed, does not create conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). In fact, the project will allow for the connection of sidewalks along each side of the site to improve the pedestrian accessibility. As such, the project will have no impact directly, indirectly or cumulatively on adopted policies, plans, or programs supporting alternative transportation.</p> | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 17. UTILITIES AND SYSTEM SERVICES. Would the project: | | | | |
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>17a. Response: (Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</p> <p>All new development is required to comply with all provisions of the NPDES program and the City's Municipal Separate Sewer Permit (MS4), as enforced by the Regional Water Quality Control Board (RWQCB). Therefore, the proposed project would not exceed applicable wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City. Because the proposed project is required to adhere to the above regulations related to wastewater treatment the project will have a less than significant impact directly, indirectly, or cumulatively.</p> | | | | |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>17b. Response: (Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</p> <p>The project will not result in the construction of new or expanded water or wastewater treatment facilities. The project is consistent with the Typical Growth Scenario of the General Plan 2025 where future water and wastewater generation was determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). The proposed project intends for the development of a 30-unit multiple-family residential project. To facilitate the development of this proposal, the General Plan land use designation will be amended from MDR – Medium Density Residential to HDR – High Density Residential. Nevertheless, some properties citywide have been developed at a density below those considered under the General Plan 2025, such as a multiple family housing recently approved to be developed with 102 units on a site inventoried in the Housing Element of the General Plan to be developed with 223 units, which would in essence compensate for the higher density proposed on the subject site. Therefore, the project will have less than significant impacts resulting in the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p> | | | | |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>17c. Response: (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</p> <p>The proposed project will result in an increase of impervious surface areas. The increased in impervious surface area will generate increased storm water flows with potential to impact drainage facilities and require the provision of additional facilities. However, the Subdivision Code (Title 18, Section 18.48.020) requires drainage fees to be paid to the City for new construction. Fees are transferred into a drainage facilities fund that is maintained by Riverside County Flood Control and Water Conservation District. This Section also complies with the California Government Code (section 66483), which provides for the payment of fees for construction of drainage facilities.</p> <p>General Plan 2025 Policies PF 4.1 and PF 4.3 require the City to continue to routinely monitor its storm drain system and to fund and improve those systems as identified in the City's Capital Improvement Plan. Implementation of these policies will ensure that the City is adequately served by drainage systems. The General Plan 2025 also includes policies and programs that will minimize the environmental effects of the development of such facilities. Therefore, the project will have less than significant impact on existing storm water drainage facilities and would not require the expansion of existing facilities directly, indirectly or cumulatively.</p> | | | | |
| d. Have sufficient water supplies available to serve the project | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| from existing entitlements and resources, or are new or expanded entitlements needed? | | | | |
| <p>17d. Response: (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR), Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025, RPU Master Plan.)</p> | | | | |
| <p>The City's Urban Water Management Plan must be updated every five years to include the most recent population trends. Similarly, the City must consult with the Riverside Public Utilities regarding development projects exceeding the thresholds noted in the CEQA Guidelines Section 15155 to ensure that sufficient water supplies are available and this review took place. The proposed project intends for the development of a 30-unit multiple-family residential project. The proposed project intends for the development of a 30-unit multiple-family residential project. To facilitate the development of this proposal, the General Plan land use designation will be amended from MDR – Medium Density Residential to HDR – High Density Residential. The GP 2025 FPEIR found that water demand within RPU boundaries may exceed supply under the "worst case" analysis of Maximum population and Maximum population w/RPD. However, WMWD can sell water to RPU and as shown on Table 5.16-I of the GP 2025 FPEIR, WMWD will have 123,784 acre-feet annually to sell to other agencies like RPU. Therefore, even at the higher levels of development anticipated under the General Plan, water supply is available. Therefore, this project was found to have a less than significant impact on water supplies either directly, indirectly or cumulatively.</p> | | | | |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>17e. Response: (Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, and Wastewater Integrated Master Plan and Certified EIR)</p> | | | | |
| <p>The project will not exceed wastewater treatment requirements of (Regional Water Quality Control Board). The General Plan 2025 determined future wastewater generation was adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). The proposed project intends for the development of a 30-unit multiple-family residential project. To facilitate the development of this proposal, the General Plan land use designation will be amended from MDR – Medium Density Residential to HDR – High Density Residential. Nevertheless, some properties citywide have been developed at a density below those considered under the General Plan 2025, such as a multiple family housing recently approved to be developed with 102 units on a site inventoried in the Housing Element of the General Plan to be developed with 223 units, which would in essence compensate for the higher density proposed on the subject site. Therefore, this project was found to have a less than significant impact to wastewater treatment directly, indirectly or cumulatively will occur.</p> | | | | |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>17f. Response: (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)</p> | | | | |
| <p>The General Plan 2025 determined future landfill capacity to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). The proposed project intends for the development of a 30-unit multiple-family residential project. To facilitate the development of this proposal, the General Plan land use designation will be amended from MDR – Medium Density Residential to HDR – High Density Residential. Nevertheless, some properties citywide have been developed at a density below those considered under the General Plan 2025, such as a multiple family housing recently approved to be developed with 102 units on a site inventoried in the Housing Element of the General Plan to be developed with 223 units, which would in essence compensate for the higher density proposed on the subject site. Therefore, this project was found to have a less than significant impact to landfill capacity will occur directly, indirectly or cumulatively.</p> | | | | |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>17g. Response: (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)</p> <p>The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all projects and 100% of excavated soil and land clearing debris for all</p> | | | | |

| ISSUES (AND SUPPORTING INFORMATION SOURCES): | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| non-residential projects beginning January 1, 2011. The proposed project must comply with the City's waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, no impact related to solid waste statutes will occur directly, indirectly or cumulatively. | | | | |
| 18. 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>18a. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code, Cultural Resources Survey, Home Front at Camp Anza/Camp Anza Officer’s Club; Prepared by JMRC, June 2013</p> <p>Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study, and were all found to be less than significant. Additionally, potential impacts to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside’s history or prehistory were discussed in the Cultural Resources Section of this Initial Study, and were found to be less than significant with mitigation.</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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>18b. Response: (Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)</p> <p>Although the project proposes a density higher than what was considered by the General Plan 2025, it is offset by projects of lesser densities, recently approved or developed on sites where higher densities would have been allowed; therefore, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed project beyond those previously considered in the GP 2025 FPEIR are less than significant.</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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>18c. Response: (Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</p> <p>Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of this initial study and found to be less than significant for each of the above sections. Based on the analysis and conclusions in this initial study, the project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed project are less than significant.</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).

Attachment B

City of Riverside Mitigation Monitoring and Reporting Program

Staff Recommended Mitigation Monitoring and Reporting Program

| Impact Category | Mitigation Measures | Implementation Timing | Responsible Monitoring Party ¹ | Monitoring/Reporting Method |
|--------------------|---|---|--|--|
| Cultural Resources | <p>MM Cultural 1: The City shall actively pursue a survey program to identify and document prehistoric and historical archaeological sites and sites containing Native American human remains. Although a comprehensive survey program may not be economically feasible by the City, the City shall require that all areas slated for development or other ground disturbing activities be surveyed for archaeological resources by qualified individuals who meet the Secretary of the Interior's Standards and Guidelines regarding archaeological activities and methods prior to the City's approval of project plans. If potentially significant prehistoric archaeological resources are encountered during the archaeological survey, the City shall require that the project proponent consult with Native American Heritage Commission in Sacramento to acquire a list of the appropriate Native American tribes that may have an interest in these resources; consultation with these Native Americans Tribes shall also be undertaken.</p> <p>MM Cultural 2: Avoidance is the preferred treatment for known prehistoric and historical archaeological sites and sites containing Native American human remains. Where feasible, project plans shall be developed to avoid known archaeological resources and sites containing human remains. Where avoidance of construction impacts is possible, the site shall be landscaped in a manner which will ensure that indirect impacts from increased public availability to these sites are avoided. Where avoidance is selected, archaeological resource sites and sites containing Native American human remains shall be placed within permanent conservation easements or</p> | <p>Site-Specific Environmental Review and/or prior to the issuance of a demolition, grading and/or building permit.</p> | <p>Planning Division Public Works Department</p> | <p>Compliance with Project Conditions of Approval.</p> |
| | <p>MM Cultural 2: Avoidance is the preferred treatment for known prehistoric and historical archaeological sites and sites containing Native American human remains. Where feasible, project plans shall be developed to avoid known archaeological resources and sites containing human remains. Where avoidance of construction impacts is possible, the site shall be landscaped in a manner which will ensure that indirect impacts from increased public availability to these sites are avoided. Where avoidance is selected, archaeological resource sites and sites containing Native American human remains shall be placed within permanent conservation easements or</p> | <p>Site-Specific Environmental Review and/or prior to the issuance of a demolition and/or grading permit.</p> | <p>Planning Division Public Works Department</p> | <p>Compliance with Project Conditions of Approval.</p> |

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

| Impact Category | Mitigation Measures | Implementation Timing | Responsible Monitoring Party ¹ | Monitoring/Reporting Method |
|-----------------|---|---|---|------------------------------------|
| | <p>dedicated open space areas.</p> <p>MM Cultural 3: If, after consultation with the appropriate Tribe, the project archaeologist and the project engineer/architect, and in accordance with the law, avoidance and/or preservation in place of known prehistoric and historical archaeological resources and sites containing Native American human remains are not feasible management options, the following mitigation measures shall be initiated:</p> <p>a. Prior to the issuance of a grading permit for a project, the City's consultant shall develop a Phase II (i.e., test-level) Research Design detailing how the archaeological resources investigation will be executed and providing specific research questions that will be addressed through the Phase II Testing Program. In general terms, the Phase II Testing Program should be designed to define site boundaries further and to assess the structure, content, nature, and depth of subsurface cultural deposits and features. Emphasis should also be placed on assessing site integrity, cultural significance and the site's potential to address regional archaeological research questions. These data should be used for two purposes: to discuss culturally sensitive recovery options with the appropriate Tribe(s) if the resource is of Native American origins, and to address the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility for the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The Research Design shall be submitted to the City's Cultural Heritage Board and/or Cultural Heritage Board staff and the appropriate Tribe for review and comment. Tribal comments must be received by the City Planning Division within 45 days. The City shall consider all comments, require revisions, if deemed</p> | <p>Prior to issuance of grading permit.</p> | <p>Planning Division</p> | <p>Issuance of grading permit.</p> |

| Impact Category | Mitigation Measures | Implementation Timing | Responsible Monitoring Party | Monitoring/Reporting Method |
|-----------------|---|-----------------------|------------------------------|-----------------------------|
| | <p>necessary by the report writer and approve a final Research Design which shall be implemented. For sites determined ineligible for listing on either the CRHR or NRHP, execution of the Phase II Testing Program would suffice as the necessary level of data recovery and mitigation of project impacts to this resource.</p> <p>b. A participant-observer from the appropriate Native American Band or Tribe shall be used during all archaeological excavations involving sites of Native American concern.</p> <p>c. After approval of the Research Design and prior to the issuance of a grading permit, the City's consultant shall complete the Phase II Testing Program as specified in the Research Design. The results of this Program shall be presented in a technical report that follows the County of Riverside's Outline for Archaeological Testing. The Phase II Report shall be submitted to the appropriate Tribe and the City's Cultural Heritage Board for review and comment.</p> <p>d. If the cultural resource is identified as being potentially eligible for either the CRHR or NRHP, a Phase III Data Recovery Program to mitigate project effects should be initiated. The Data Recovery Treatment Plan detailing the objectives of the Phase III Program should be developed, in consultation with the appropriate Tribe, and contain specific testable hypotheses pertinent to the Research Design and relative to the sites under study. The Phase III Data Recovery Treatment Plan should be submitted to the City's Cultural Heritage Board and/or the Cultural Heritage Board's staff and the appropriate Tribe for review and comment. Tribal comments must be received by the City Planning Division within 45 days. The City shall consider all comments, require revisions, if deemed necessary by the report writer and</p> | | | |

| Impact Category | Mitigation Measures | Implementation Timing | Responsible Monitoring Party ¹ | Monitoring/Reporting Method |
|-----------------|--|-----------------------|---|-----------------------------|
| | <p>approve a final Treatment Plan which shall be implemented.</p> <p>e. After approval of the Treatment Plan, the Phase III Data Recovery Program for affected, eligible sites should be completed. Typically, a Phase III Data Recovery Program involves the excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as being eligible for listing on the CRHR or NRHP. Again, a participant-observer from the appropriate Native American Band or Tribe shall be used during archaeological data-recovery excavations involving sites of Native American concern. At the conclusion of the Phase III Program, a Phase III Data Recovery Report should be prepared, following the County of Riverside's Outline for Archaeological Mitigation or Data Recovery. The Phase III Data Recovery Report should be submitted to the appropriate Tribe and the City's Cultural Heritage Board for review.</p> <p>f. All archaeological materials recovered during implementation of the Phase II Testing or Phase III Data Recovery programs would be subject to analysis and/or processing as outlined in the Treatment Plan. If materials are of the type which will be transferred to a curation facility, they should be cleaned, described in detail, and analyzed including laboratory and analytical analysis. Materials to be curated may include archaeological specimens and samples, field notes, feature and burial records, maps, plans, profile drawings, photo logs, photographic negatives, consultants' reports of special studies, and copies of the final technical reports. All project related collections subject to curation should be suitably packaged and transferred to facility that meets the standards of 36 CFR 79 for long-term storage. Culturally sensitive treatment of certain artifacts may</p> | | | |

| Impact Category | Mitigation Measures | Implementation Timing | Responsible Monitoring Party | Monitoring/Reporting Method |
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| | <p>require treatment other than curation and as specified in the Treatment Plan, but it should be noted that provisions of the Native American Graves Protection Repatriation Act (NAGPRA) pertaining to Native American burials, sacred objects, and objects of cultural patrimony would come into effect when ownership of the collections transfer to a curation repository that receives Federal funding, unless otherwise agreed to with non-curation methods of treatment.</p> <p>The project proponent should bear the expense of identification, evaluation, and treatment of all cultural resources directly or indirectly affected by project-related construction activity. Such expenses may include, archaeological and Native American monitoring, pre-field planning, field work, post-field analysis, research, interim and summary report preparation, and final report production (including draft and final versions), and costs associated with the curation of project documentation and the associated artifact collections. On behalf of the City and the project proponent, the final technical reports detailing the results of the Phase II Testing or Phase III Data Recovery programs should be submitted to the appropriate Native American Tribe and to the Eastern Information Center (EIC) of the California Historical Resources Information System (CHRIS) for their information and where it would be available to other researchers.</p> <p>MM Cultural 4: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:</p> <p>a. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered</p> | <p>Prior to issuance of grading permit.</p> | <p>Individual grading contractors Registered Professional Archaeologist</p> | <p>Compliance with Project Conditions of Approval. Final report to City Planning Division from archeologist; if resources are found.</p> |

| Impact Category | Mitigation Measures | Implementation Timing | Responsible Monitoring Party ¹ | Monitoring/Reporting Method |
|-----------------|---|-----------------------|---|-----------------------------|
| | <p>professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.</p> <p>In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her</p> | | | |

| Impact Category | Mitigation Measures | Implementation Timing | Responsible Monitoring Party | Monitoring/Reporting Method |
|----------------------------------|---|-----------------------|------------------------------|-----------------------------|
| <p>Cultural Resources</p> | <p>authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-enter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p> <p>MM Cultural 5: The preserved and enhanced integrity of the restored/rehabilitated Camp Anza Officers Club, which is to be achieved by the proposed project, shall be further protected by the preparation and submittal of a local designation application prior to final inspection or the issuance of certificate of occupancy.</p> | | | |

Attachment C

Public Notice

PUBLIC NOTICE

May 2, 2014 - Riverside County Economic Development Agency
5555 Arlington Avenue, Riverside, California 92504 • (951) 343-5473 Juan Garcia

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside.

REQUEST FOR RELEASE OF FUNDS

On or about May 20, 2014, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

PROJECT NAME: Home Front at Camp Anza

PURPOSE: The project activity includes the use of up to \$500,000 in HOME funds by Camp Anza, L.P., a California limited partnership, for the development and construction of a 30-unit apartment complex and rehabilitation of the vacant historic building also known as the Officer's Club which will be renovated into a multipurpose community center for the use of residents living in the proposed project. The proposed Project will consist of 15 two-bedroom units, and 15 three-bedroom units. The two-bedroom units are approximately 776 square-feet and the three-bedroom units rang in size from 1,054 to 1,151 square-feet. One two-bedroom unit will be set aside for a resident manager. The apartment units will be rented to low- income Veterans and their families and provide the veteran(s) and their families a variety of supportive services designed to ease the transition back into civilian life.

LOCATION: The project site is comprised of 5 contiguous parcels totaling approximately 2.14 acres, located at 5797 Picker Street in the City of Riverside. The subject 2.14 acre project site is located north of Philbin Avenue, between Picker and Wohlstetter Streets, with the following Assessor Parcel Numbers:

151-123-005; 151-123-006; 151-123-007; 151-123-008; 123-151-013

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 5555 Arlington Avenue, Riverside, California 92504. The EA may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA to the Riverside Economic Development Agency Housing Division, Attention Juan Garcia at 5555 Arlington Avenue, Riverside, California 92504. All comments received at the address specified above on or before May 19, 2014 will be considered by the County of Riverside prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that Jeff Stone in his capacity as the Chairman of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside to use the HOME Investment Partnerships Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Riverside's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

- a. the certification was not executed by the Certifying Officer of the County of Riverside;
- b. the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- c. the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- d. another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Los Angeles Field Office at 611 W. 6th Street, Suite 800, Los Angeles, California 90017. Objections to the release of funds on a basis other than those stated above will not be considered by HUD.

Potential objectors should contact the HUD Environmental Officer, HUD Los Angeles Field Office (tel. 213-894-8000 or via fax 213-894-8122) to verify the actual last day of the objection period.

Duck Dynasty? DA skips first debate

This was supposed to be the day I attended the debate between RivCo's first-term DA and the man who's trying to oust him.

Had he kept today's appointment, he might have turned any hostility to his advantage simply by weathering the storm. He would have come across as one tough DA, not a head of wilful lettuce.



DAN BERNSTEIN (OPPOSITE)

But DA Paul Zellerbach pulled out of the event, leaving his challenger, prosecutor Michael Hestrin to lament, "I'm disappointed in his judgment."

Me, too. The DA seems pretty mixed up these days. He shows up, in a county car, at the wrong place (an indie intersection putting down campaign signs; police investigating) and fails to show at the right place — a debate sponsored by the Riverside County Bar Association.

He's trying to project the image of RivCo's tough, steady, unflappable prosecutor, he's scuffling big time — at exactly the wrong time.

In a letter to the bar association, Zellerbach said he decided not to debate because:

"He was concerned that Hestrin would pack the room with his supporters. Well, he's got a point there. Supporters have no business attending these debates. Candidates should meet in a small room and air their differences, perhaps with graphs and charts, in front of top bar association officers and maybe a reporter."

He was "embarrassed that my behavior has diverted attention from the real issue of the day. I believe this debate will only put us further down that road."

ZBach makes it sound like this debate was sponsored by the Barnum association, which, intentional or not, insults the bar association, whose president, Jacqueline Carey-Wilson told the paper: "We wanted to cover matters such as policy, procedures, the death penalty — issues that are affecting our community."

Suppose ZBach had showed up and his worst fears were realized, the room was packed with hostile (to him) spectators. Big deal. ZBach has tried murder cases, vowed to stamp out McVay's corruption, included out life-ending sentences from the bench.

And what if he'd come right out and said he was embarrassed by his behavior and, if he had anything to say about it, the rest of the campaign would be conducted at the high level voters deserve? Such honesty and candor would have been up and allegedly knocking down campaign signs; police investigating) and fails to show at the right place — a debate sponsored by the Riverside County Bar Association.

Despite Zellerbach's withdrawal from a debate that was to have been moderated by a dean at the University of Yorba College of Law, he and Hestrin are scheduled to appear tonight, with other law enforcement officials, at an "endorsement convention" of the Marrieta-Teneocula Republican Assembly. Candidates will give opening and closing statements and answer questions in an environment far removed from downtown Riverside, the bar association offices and a formal debate format.

Four years ago, challenger Zellerbach rarely missed a chance to rip DA Rod Pacheco for not showing up to debates. When Pacheco and Zellerbach finally did square off — near a wedding canopy in a Banning restaurant — Pacheco cleaned Zellerbach's wacky clock. Maybe that night ZBach is to this day.

There's still a chance Zellerbach and Hestrin will meet Thursday, May 8, at a League of Women Voters-sponsored debate. At this writing, Zellerbach hasn't pulled out and he shouldn't.

If he's afraid of getting creamed by senior deputy DA Hestrin, maybe he should think back to what happened after his disastrous debate with DA Pacheco: He easily won the election.

Right now, that seems like a long time ago. Reach Dan Bernstein at 951-368-9438 or abernstein@PE.com

PRATTE

He said a storm in the early 1970s was very strong, but not as bad as this week's three days of winds.

"Haven't seen as bad as this. I don't think so," Quast said. "The trees can resist quite a bit but day after day after day, it's tough on them."

Calvin Smith can rightfully argue that the 2007 storm was worse. He survived a night with his family that sounded like the plot to a horror movie.

Winds estimated at 100 mph ripped down the steep north slopes of the San Jacinto Valley, destroyed his family's pet supply store, damaged his bar enterprise and piled up drifts of sand not just against buildings but inside their home. He had trouble getting back to shelter when he tried to go outside.

The October 2007 winds toppled a block wall and caused extensive damage on the north side of San Jacinto, including the Mt. San Jacinto College campus. Much of San Jacinto was spared.

On Wednesday morning, I came across a massive tree that fell across Esplanade Avenue in San Jacinto. The wind was so strong that I struggled to open my truck door to step out to take a picture. About a half hour later, I stopped to take a photo of a flowerbed street home that had its front yard covered with drifting dirt.

The wind picked up, tilted the air and visibility was



A tree toppled on Esplanade Avenue on Wednesday, April 30, during a severe Santa Ana windstorm in the San Jacinto Valley.

the Nevon Hills golf course retirement neighborhood. Downtown Hemet neighborhoods were devastated. On Wednesday morning, I came across a massive tree that fell across Esplanade Avenue in San Jacinto. The wind was so strong that I struggled to open my truck door to step out to take a picture. About a half hour later, I stopped to take a photo of a flowerbed street home that had its front yard covered with drifting dirt.

The wind picked up, tilted the air and visibility was

so bad I couldn't drive away for about 10 minutes. "I have never seen the wind blow this hard, this long, ever. Not just in Hemet, but anywhere I've ever lived," Deanna Kjerling posted on Facebook during the storm. "Driving on Aracata (Avenue) this morning, a wire swung down in front of my truck and hit my windshield."

"I really want to pick up all three of my boys from school and stay sheltered up."

Bill Lumley, a mechanic at Hemet-Ryan Aviation, said

he had never seen such a bad windstorm. He estimated that winds topped 60 mph. Fortunately, parking the downs held and planes were not blown over. Planes stayed on the ground. He said there was no way a plane could safely land at the airport during the storm.

"We got hammered," he said. "We couldn't open the hangar doors because it would have blown the doors off at the other end. It was scary."

Contact Bob Pratte at 951-368-9078 or bpratte@pe.com

PEPPER SPRAY

video showing Clark affixing handcuffs to Hernandez's left hand and attempting to handcuff her right hand as she faced the car.

She was asking sometimes unintelligible questions about her arrest while Clark can be heard ordering her to stop resisting.

Carney told jurors that the video shows "nothing she did that night justified what was done to her that night."

Carney said, Clark changed his story, claiming that he feared for his life and believed the woman was reaching for a weapon. The former officer was "taking advantage" of a search conducted after the arrest in which a box cutter was found in one of Hernandez's pockets. Carney contended that Sanchez, the defense lawyer, told jurors that Clark's training in the use of JPK was "deplorable, the worst kind of training an officer ever received" and that he was told it was "just like OC spray," a common aerosol pepper spray used by police.

Clark initially told a Riverside County Sheriff's Department investigator that he had lost his balance while affixing handcuffs to Hernandez's left hand and attempting to handcuff her right hand as she faced the car.

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THE BIBLE BOOKSTORE

Indoor Trampoline Park

Doonesbury comic strip by Garry Trudeau

PUBLIC NOTICE: 6555 Administrative Avenue, Riverside, California 92504

NEW YORK STEAK & SHRIMP INCLUDES POTATO • SOUP • SALAD Only \$10.99

AVISO PUBLICO

2 de Mayo 2014 - Agencia de Desarrollo Económico del Condado de Riverside
5555 Arlington Avenue, Riverside, California 92504 • (951) 343-5473 Juan Garcia

A TODOS LOS ORGANISMOS, GRUPOS Y PERSONAS INTERESADAS:

Estos avisos deberán cumplir dos requisitos procesales distintos pero relacionados sobre actividades a realizar por el Condado de Riverside .

SOLICITUD DE LIBERACIÓN DE FONDOS

En o alrededor del 20 de mayo 2014, el Condado de Riverside presentará una solicitud ante el Departamento de Vivienda y Desarrollo Urbano (HUD) Los Angeles Field Office para la liberación de fondos del Programa de Asociación para Inversiones en el Título II de la Cranston -Gonzalez Nacional Ley de Vivienda asequible de 1990, según enmendada, para llevar a cabo el siguiente proyecto:

NOMBRE DEL PROYECTO: Home Front at Camp Anza

OBJETIVO: La actividad del proyecto incluye el uso de hasta \$500,000 en fondos del programa HOME Funds by Camp Anza, L.P., una sociedad limitada de California, para el desarrollo y la construcción de un complejo de apartamentos de 30 unidades y la rehabilitación del emblemático edificio vacante también conocido como el Officer's Club, que será reformado para convertirlo en un centro comunitario de usos múltiples para el uso de los residentes que viven en el proyecto propuesto. El proyecto propuesto constará de 15 unidades de dos dormitorios y 15 unidades de tres dormitorios. Las unidades de dos dormitorios son de aproximadamente 776 pies cuadrados y las unidades de tres dormitorios varían en tamaño de 1,054 a 1,151 pies cuadrados. Una unidad de dos dormitorios se reservará para un gerente residente. Las unidades de apartamentos se alquilarán a los veteranos de bajos ingresos y sus familias y proporcionan el veterano (s) y sus familias una variedad de servicios de apoyo diseñados para facilitar la transición a la vida civil

UBICACIÓN : El sitio del proyecto está compuesto por 5 parcelas contiguas por un total de aproximadamente 2,14 hectáreas , ubicado en 5797 Picker Street en la ciudad de Riverside. El sujeto sitio del proyecto 2.14 acres está ubicado al norte de Philbin Avenue, entre las calles Picker y Wohlstetter, con los siguientes Assessor Parcel Numbers:

151-123-005; 151-123-006; 151-123-007; 151-123-008; 123-151-013

Esta actividad puede llevarse a cabo a través de múltiples años.

HALLAZGO DE NINGÚN IMPACTO SIGNIFICATIVO

El Condado de Riverside ha determinado que el proyecto no tendrá un impacto significativo sobre el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental bajo la Ley Nacional de Política Ambiental de 1969 (NEPA). Información adicional del proyecto está contenida en la Evaluación Ambiental (EA) en los archivos de la Autoridad de Vivienda del Condado de Riverside en 5555 Arlington Avenue, Riverside, California 92504. La EA puede ser examinada o copiada entre las horas de 8:00 am y las 5:00 pm, de lunes a jueves.

COMENTARIOS DEL PÚBLICO

Cualquier individuo, grupo o agencia podrá presentar observaciones por escrito sobre la EA a la División de Vivienda Agencia de Desarrollo Económico de Riverside, a la atención de Juan García en 5555 Arlington Avenue, Riverside, California 92504. Todos los comentarios recibidos en la dirección anteriormente citada en o antes del 19 de mayo de 2014 se tendrán en cuenta por el Condado de Riverside antes de autorizar la presentación de una solicitud de liberación de los fondos. Los comentarios deben especificar que Observe que se dirigen .

LIBERACIÓN DE FONDOS

El Condado de Riverside certifica a la HUD Los Angeles Field Office que Jeff Stone, en su calidad de Presidente de la Junta de Supervisores consiente en aceptar la jurisdicción de los tribunales federales cuando se haya interpuesto una acción para hacer cumplir las responsabilidades en relación con el proceso de revisión ambiental y que estas responsabilidades se han cumplido. Aprobación de la certificación de HUD satisface sus responsabilidades bajo NEPA y leyes y autoridades relacionadas y permite que el Condado de Riverside a utilizar los fondos del Programa de Asociación para Inversiones.

OBJECIONES A LA LIBERACIÓN DE FONDOS

HUD aceptará objeciones a su liberación de los fondos y el Condado de Riverside de certificación por un período de quince días siguientes a la fecha de presentación anticipada o su recepción efectiva de la solicitud (lo que sea más tarde) sólo si están en una de las siguientes bases:

- a. la certificación no fue ejecutada por el Certifying Officer of the County of Riverside;
- b. el Condado de Riverside ha omitido un paso o dejado de tomar una decisión o conclusión requerida por las regulaciones de HUD en 24 CFR parte 58;
- c. el beneficiario de la subvención se ha comprometido fondos o incurrido en gastos no autorizados por 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por HUD; o
- d. otra agencia federal a actuando de conformidad con 40 CFR Parte 1504 ha presentado por escrito su conclusión de que el proyecto no es satisfactoria desde el punto de vista de la calidad ambiental.

Las objeciones deben ser preparados y presentados de conformidad con los procedimientos requeridos (24 CFR Parte 58, sec. 58.76) y se dirigirán a la Oficina de HUD en Los Angeles Field en 611 W. 6th Street, Suite 800, Los Angeles, California 90017. Objeciones a la liberación de los fondos sobre una base distinta de las arriba mencionadas no serán considerados por el HUD. Objetores potenciales deben comunicarse con el HUD Oficial Ambiental, HUD Los Angeles Field Office (tel. 213-894-8000 o vía fax 213-894-8122) para verificar el actual último día del período de objeción.

Attachment D

Request for Release of Funds

Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2506-0087
(exp. 10/31/2014)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

| | | |
|--|---|--|
| 1. Program Title(s) HOME Investment Partnerships Program | 2. HUD/State Identification Number #069065 | 3. Recipient Identification Number (optional) M-11-12-13-UC-06-0530 |
| 4. OMB Catalog Number(s) 14.239 | 5. Name and address of responsible entity Riverside County of Board of Supervisors c/o Riverside County EDA 5555 Arlington Avenue Riverside, CA 92504 | |
| 6. For information about this request, contact (name & phone number) Juan Garcia (951) 343-5473 | 7. Name and address of recipient (if different than responsible entity) | |
| 8. HUD or State Agency and office unit to receive request U.S. Dept. of Housing and Urban Development Community Planning and Development 611 W. 6th Street, St. 800, LA, CA 90017 | | |

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

| | |
|---|--|
| 9. Program Activity(ies)/Project Name(s) Home Front at Camp Anza (HM1-14-001) | 10. Location (Street address, city, county, State) The project site is located north of Philbin Avenue, between Picker and Wohlstetter Streets in the City of Riverside, Riverside County, CA, 92503. |
|---|--|

11. Program Activity/Project Description

Camp Anza, L.P., ("Applicant"), a California limited partnership, is proposing to use up to \$500,000 in HOME funds for the development and construction of a 30-unit apartment complex and rehabilitation of the historic Camp Anza Officer's Club (Officers Club) building.

The proposed Project will consist of 15 two-bedroom units, and 15 three-bedroom units. The two-bedroom units are approximately 776 square-feet and the three-bedroom units range in size from 1,054 to 1,151 square-feet. One two-bedroom unit will be set aside for a resident manager. The apartment units will be rented to low-income Veterans and their families and provide the veteran(s) and their families a variety of supportive services designed to ease the transition back into civilian life. If necessary the units will also be made available to the general population of qualified low-income residents. A total of 11 units will be designated as HOME-assisted units limited to households whose incomes do not exceed 50% of the area median income for the County of Riverside, adjusted by family size at the time of occupancy. The HOME-assisted units will be restricted for a period of at least 55 years from the recordation of the notice of completion.

A significant component of this proposal involves the restoration and rehabilitation of a vacant historic building also known as the Officer's Club which will be renovated into a multipurpose community center for the use of residents living in the proposed Project. The Officer's Club, is a cultural resource and valuable connection demonstrating Riverside's Contribution to the World War II war effort. The goal is to preserve and enhance the integrity of the Officer's Club building and to integrate into this Project that will be serving Veterans. Mercy House, a member of the Camp Anza, L.P., will be responsible for coordinating all support services at the Project, and will staff the Project with a part to full time (depending on need) Resident Services Coordinator/Case Manager, who will work not just with veterans but with family members who provide crucial support to their returned loved ones.

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

Chairman, Riverside County Board of Supervisors

Date signed

X *Jeff Stone*
Address of Certifying Officer

5/20/14

c/o Riverside County EDA: 5555 Arlington Avenue Riverside, CA 92504

ATTEST:
KECIA HARPER-IHEM, Clerk
DEPUTY

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

Date signed

X

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

FORM APPROVED COUNTY COUNSEL

BY: *Haila R. Brown* 5-5-14
HAILA R. BROWN DATE

Attachment E

City of Riverside Environmental Assessment



**U.S. Department of Housing and Urban
Development**

San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov

Environmental Assessment
for HUD-funded Proposals
Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].

Project Identification: Home Front At Camp Anza

Preparer: Shonda Herold, Housing Project Coordinator

Responsible Entity: City of Riverside

Month/Year: October 29, 2013

Environmental Assessment

Responsible Entity: City of Riverside

[24 CFR 58.2(a)(7)]

Certifying Officer: Emilio Ramirez, Community Development Deputy Director

24 CFR 58.2(a)(2)]

Project Name: Home Front at Camp Anza

Project Location: 5797 Picker Street, Riverside, CA

(APN: 151-123-005,-006,-007,-008,-013)

Estimated total project cost:

\$12,752,840

Grant Recipient: Camp Anza, L.P.

[24 CFR 58.2(a)(5)]

Recipient Address: c/o Wakeland Housing Development Corporation 1230 Columbia Street, San Diego, CA 92101

Project Representative: David Heatherington

Telephone Number: (619)677-2370

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

See Attached:

1. Conditions of Approval for Cultural Heritage Board Planning Case # P13-0200
2. Conditions of Approval for Planning Commission Case # P13-0198, P13-0199, P13-0201
3. California Environmental Quality Act (CEQA) Mitigation Monitoring and Reporting Program (MMRP)

4. FINDING: [58.40(g)]

Finding of No Significant Impact
(The project will not result in a significant impact on the quality of the human environment)

Finding of Significant Impact
(The project may significantly affect the quality of the human environment)

Preparer Signature: Shonda Herold Date: October 29, 2013
Name/Title/Agency: Shonda Herold, Housing Project Coordinator

RE Approving Official Signature: _____ Date: _____
Name/Title/Agency: Emilio Ramirez, Community Development Deputy Director

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

Camp Anza, L.P. (Wakeland) has proposed to construct 30 apartment units and rehabilitate the existing 15,000 sq.ft. Camp Anza Officer's Club building (Officer's Club) generally located at 5797 Picker Street. The apartment units will be rented to income-eligible veterans and their families and provide the veteran(s) and their families an affordable place to live together with their families while receive a variety of supportive services designed to ease the transition back into civilian life.

The restoration of the Officer's Club, a cultural resource and valuable connection demonstrating Riverside's Contribution to the World War II war effort, will serve both as an on-site recreational amenity space and provide a base from which to provide supportive services, which may include but are not limited to: financial education counseling; coordination of Veteran Affairs (VA) Benefits; mental health services and physical conditioning services. Households are considered income-eligible if their household income is between 30% and 60% of the area median income (AMI), consistent with Tax Credit Allocating Committee requirements.

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The proposed Home Front at Camp Anza project entails the development of 30 residential units within seven new one and two-story buildings sited around what will be a rehabilitated Camp Anza Officer's Club building. The housing complex will include 15 two-bedroom units and 15 three-bedroom units. The two-bedroom units will be approximately 776 square feet in area and the three-bedroom units will range in size

from 1,054 to 1,151 square feet. All buildings will front onto either Picker Street or Wohlstetter Street, with the two-story elements of the buildings limited to the interior portions of the two residential buildings along the southerly boundary of the project site. Convenient, pedestrian-friendly pathways link are proposed within the project to conveniently link buildings to the clubhouse and to each other. Wheelchair-friendly surfaces will be incorporated to make the site as accessible as possible to allow disabled veterans to take full advantage of outdoor amenities that include a. Being that sustainability is an important element for smart growth, the project will include sustainable features such as drought-tolerant landscaping, energy efficient lighting, water conservation features, and enhanced indoor air quality.

A significant component of this proposal involves the restoration and rehabilitation of the Officer's Club building which will serve as the community center for the project, bringing servicemen and servicewomen together for recreation, community events, and meals just as it did during its original use. Mercy House, a member of the Camp Anza, L.P., will be responsible for coordinating all support services at the project, and will staff the project with a part to full time (depending on need) Resident Services Coordinator/Case Manager, who will work not just with veterans but with family members who provide crucial support to their returned loved ones. The manager's office and community room will be open to residents during normal business hours, as well as in the evenings and weekends when community events are held for the residents.

Vehicular access to the project site will be provided via two separate two-way driveways from Picker Street and Wohlstetter Street. 42 on-site parking spaces will be provided and 20 diagonal on-street parking spaces will be provided along Wohlstetter, running the length of the project's site's easterly property line.

The following reviews, approval and entitlements are necessary for implementation of the project:

- Approved/Adopted May 9, 2013
- Determination of Consistency by the Riverside Airport Land Use Commission (ALUC), granted May 9, 2013.
- Approved/Adopted September 18, 2013
- California Environmental Quality Act (CEQA) review
- Certificate of Appropriateness
- Approved/Adopted November 19, 2013
- California Environmental Quality Act (CEQA) review
- Execution of a Development and Disposition Agreement between Camp Anza, L.P., the City of Riverside and the Housing Authority of the City of Riverside to facilitate the disposition of the land currently owned by the Housing Authority, and to allocate City HOME and Housing Authority funds to the project budget.
- A General Plan Amendment to re-designate the site from MDR – Medium Density Residential to HDR – High Density Residential.
- Rezoning the site from the R-1-7000 – Single Family Residential Zone to the R-3-2500 – Multiple Family Residential Zone.
- Site Plan Review of the plot plan.

Pending Approvals:

- National Environmental Policy Act (NEPA) review to be completed prior to funding.
- Building Permit Issuance
- Application and award of Federal Low Income Housing Tax Credits (LIHTC)

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The subject 2.14 acre project site: is located north of Philbin Avenue, between Picker and Wohlstetter Streets. While the majority of the project site is currently vacant, the historic former Camp Anza Officer's Club occupies the northwesterly portion of the project site. Surrounding development includes single-family residences to the north and west (across Picker Street), multiple-family residences to the east (across Wohlstetter Street) and the Arlanza Branch Public Library to the south.

The Officer's Club building is currently in a state of dis-repair, having only been the recipient of stabilizing treatments over the past 20 years. In the absence of the proposed project the Officer's Club, an important cultural resource, will likely be lost due to damaged caused by frequent break-ins and transient activity. The vacant land surrounding the structure will continue to be a magnate for trash, debris and weeds causing blight on the neighborhood and harboring criminal activity.

Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references]. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Factors

Determination and Compliance Documentation

| | |
|--|--|
| <p>Historic Preservation [36 CFR 800]</p> | <p>SHPO Agreement dated May 1, 2002, City GIS, Home Front at Camp Anza/Camp Anza Officer's Club Cultural Resources Report; Prepared by JMRC, June 2013</p> <p>A cultural resources report was prepared by JMRC. JMRC report found that the proposed undertaking has the potential to cause effects on historic properties, as alterations to the Camp Anza Officer's Club are proposed. A detailed review of the project, as well as consultation with the public and Tribes per the Section 106 was conducted and the following measures and recommendations were incorporated into the Project via design, conditions of approval and mitigation measures:</p> <p>Mitigation Measure: The preserved and enhanced integrity of the restored/rehabilitated Camp Anza Officers Club, which is to be achieved by the proposed project, shall be further protected by the preparation and submittal of a local designation application prior to final inspection or the issuance of certificate of occupancy.</p> <p>Recommendations: Restoration/rehabilitation of the Officers Club should continue to be guided by the nearest 1940 standardized plan on which construction was heavily based, Mobilization Buildings Service Club Type SC-3 700-1275 and related plans it references; the earliest known 1944 photograph of the building; physical investigation; and the 1966 Moose Lodge plans, which indicate existing conditions at the time it was extensively altered (Appendix B).</p> <p>Several proposed project details or elements are critical to maintaining potential impacts to a less than significant level under CEQA or serve to</p> |
|--|--|

enhance the preservation of important features, materials, and qualities of the Camp Anza Officers Club and should be safeguarded and considered for retention should final project plans change:

- Preserve shape, size, mass, footprint, and height of the current, original design;
- Ensure maximum retention and restoration of existing original features and materials, including exterior wood siding, interior wainscoting, hardwood floors, exposed timber rafters, and double hearth brick chimney;
- Replace in-kind or restore missing or damaged features and materials to the maximum extent possible, including the restoration of the main entry, the replacement of the façade aqua media, and the use of wood-framed, new double-hung windows fitted as closely as possible into their original openings;
- Maximize spatial relationship, scale, and orientation in site planning;
- Use compatible design materials and features in the new bungalows to ensure they are harmonious to the Officers Club and overall setting;

Archaeological Recommendations:

No further archaeological investigation is recommended unless the proposed undertaking is changed to include areas not subject to this study or additional construction, or unless project activities reveal the presence of cultural materials.

The current study attempted to determine whether archaeological deposits were present within the APE. Although none were yielded during the records search, ground-disturbing activities always have the potential to reveal buried deposits. As a result, prior to the initiation of ground-disturbing activities, construction personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a

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| | <p>qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing in the NR or CR, plans for treatment, evaluation, and mitigation of impacts to the find will need to be developed in consultation with the State Historic Preservation Officer (SHPO), as applicable, in accordance with the PA.</p> <p>If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.</p> <p>Upon incorporation of the above, no adverse effect is found as rehabilitation of the property will be consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines.</p> |
| <p>Floodplain Management [24 CFR 55, Executive Order 11988]</p> | <p>General Plan 2025 Figure PS-4 Flood Hazard Areas; and FEMA Flood Hazard Maps Panel #06065C0705G;</p> <p>A review of National Flood Insurance Rate Map (No. 6065C0705G, dated August 28, 2008) and Figure 5.8-2 Flood Hazard Areas of the General Plan Program FPEIR, shows that the project is not located within or near a 100-year flood hazard area. There will be no impact caused by this project directly, indirectly, or cumulatively, as it will not place housing within a 100-year flood hazard area. Nor will the project impede or redirect flood flows.</p> |

The project is, however, located within the Prenda and Woodcrest Dam Inundation area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 Flood Hazard Areas, and may be affected in the event of a dam failure. In the event of a dam failure, first flow water are expected to reach the site in 96 minutes and 240 minutes respectively. Therefore the project will place a structure within a dam inundation area that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of dam failure.

The City Municipal Code, Title 18-Subdivisions Code, Section Chapter 18.210 – Development Standards, Section 18.210-100 Flood Prone Lands and Drainage and Title 16 Building & Construction, Chapter 16.18 Flood Hazard Area & Implementation of the National Flood Insurance Program, Section 16.8050 requires new construction located within a dam inundation area to mitigate flood hazards by including onsite drainage, anchoring methods to prevent floating structures, elevating buildings above flood levels, and flood proofing, which requires the building to be inspected and certified by a professional engineer, surveyor or building inspector. Including compliance with State Civil Code Section 1103 through 1103.4 requiring notification to those potentially affected by the risk involved in locating within a flood hazard or dam inundation area. Therefore, the potential to place a structure within an area that would expose people or structures to a significant risk of loss, injury or death as a result of the failure of a dam will be less than significant directly, indirectly or cumulatively.

Wetlands Protection
[Executive Order 11990]

Multi-Species Habitat Conservation Plan (MSHCP) Section 6.1.2 – Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools; CADME, City GIS – Quad Map Layer

The project is located within an urbanized area where no federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to) march, vernal pool, coastal, etc.) exist on site or within proximity to the project site. The site does not contain any discernible drainage

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| | <p>courses, inundated areas, wetland vegetation or hydric soils and thus does not include USACOE jurisdictional drainages or wetlands. Therefore, the proposed project has no impact on federally protected wetlands as defined by Section 404 of the Clean Water Act, directly, indirectly and cumulatively.</p> |
| <p>Coastal Zone Management Act [Sections 307(c),(d)]</p> | <p>www.coastal.ca.gov/gov accessed Oct. 31, 2013</p> <p>The City of Riverside is an inland City, located approximately 50 miles from the Pacific Coast. There are no coastal zones within the City of Riverside. The project will result in no impact to the nearest Coastal Management Zone.</p> |
| <p>Sole Source Aquifers [40 CFR 149]</p> | <p>General Plan 2025 Table PF-1 – RPU Projected Water Supply (AC-Ft/Yr), Table PF-2 – RPU Projected Water Demand, RPU Map of Water Supply Basins, RPU Urban Water Management Plan; Project Preliminary Grading Plans; Project Specific Water Quality Management Plan Prepared by SB&O Inc, August 2013</p> <p>The proposed project is located within the Riverside South Water Supply Basin, and is not fed by a Sole Source Aquifer. The project is required to connect to the City's sewer system and comply with all National Pollutant Discharge Elimination Systems (NPDES) permit requirements and Water Quality Management Plan (WQMP) requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be net deficit in aquifer volume or a lowering of the local groundwater table. Therefore there will be no impact to groundwater supplies and recharge either directly, in directly or cumulatively.</p> <p>As previously stated, the project is subject to the issuance of an NPDES permit. Therefore as more than one acre of ground disturbing activity is proposed as part of the project, a Storm Water Pollution Prevention Plan (SWPPP) for the prevention of runoff during construction will be prepared. Erosion, siltation and other possible pollutants associated with long-term implementation of the project are addressed as part of the WQMP</p> |

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| | <p>and grading permit process. Therefore, the project will have a less than significant impact directly, indirectly and cumulatively to existing drainage patterns.</p> |
| <p>Endangered Species Act [50 CFR 402]</p> | <p>General Plan 2025 – Figure OS-6; OS-7; OS-8; Western Riverside County Multi Species Habitat Conservation Plan (WRC-MSHCP)</p> <p>This project is located within an urban built-up area and is surrounded by existing development and a search WRC-MSHCP and Federal Databases identified no potential for candidate, sensitive or special status species, suitable habitat for such species on site, Federal Species of Concern. There is no chance that any Federally endangered, threatened, or rare species or their habitats could persist in this area. Therefore, no impact directly, indirectly and cumulatively will occur to federally threatened or rare species or their habitats.</p> <p>As previously stated, the project site is located on a previously developed, improved site within an urbanized area where no riparian habitat or other sensitive natural community exists on site or within proximity to the project site. Therefore the project will have no impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service directly, indirectly or cumulatively.</p> |
| <p>Wild and Scenic Rivers Act [Sections 7 (b), (c)]</p> | <p>http://www.rivers.gov/wildriverlist.html, accessed December 3, 2012</p> <p>The project is not located within one mile of a listed Wild and Scenic River. There are no designated scenic or wild rivers within the City of Riverside according to the National Wild and Scenic Rivers Web Site.</p> |

Air Quality

(Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93)

South Coast Air Quality Management District 2007 Air Quality Management Plan (AQMP); SCAQMD CEQA Regional Significance Thresholds; CalEEMod conducted for the project

Projects that are consistent with the projections of employment and population forecasts identified by 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. In this instance, the project consists of a 30-unit multiple-family residential project, which yields a density of 13.9 units per acre; this proposal includes a General Plan Amendment to amend the land use designation from MDR –Medium Density Residential to HDR – High Density Residential. The proposed land use designation, and density, exceeds the Typical Density for the MDR land use designation analyzed by the General Plan 2025 at 5.5 units to the acre, and also exceeds the Maximum with PRD Density for the MDR land use designation at 8 units to the acre. Nevertheless, Citywide some properties have been developed at a density below those considered under the General Plan 2025, which would in essence compensate for the higher density proposed on the subject site. The proposed project will not result in greater traffic impacts given that multiple-family projects are marginally more intense than single-family residences. As an example, based on the ITE manual, a project of this type is expected to generate a total of 34 peak hour vehicle trips per day whereas, a single-family residential development on this site would be expected to generate approximately 30 peak hour vehicle trips. As such, this project can be considered consistent with the projections of employment and population forecast identified by SCAG. Given the reasons stated above, the project is consistent with the General Plan 2025 Typical Growth scenarios and the AQMP. The project will have a less than significant impact directly, indirectly and cumulatively to the implementation of an air quality

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| | <p>management plan.</p> <p>Per the GP 2025 FPEIR, AQMP thresholds indicate further construction activities under the General Plan 2025 are projected to result in significant levels of NOx and ROG, both ozone precursors, PM-10 and PM-2.5 and CO. Although long-term emissions are expected to decrease by 2025, all criteria pollutants remain above the SCAQMD thresholds.</p> <p>The portion of the Basin within which the City is located is designated as a non-attainment area of ozone, PM-10, PM. 2.5 under State standards, and as a non-attainment area of ozone, carbon monoxide, PM-10 and PM-2.5 under Federal standards. As noted above, the proposed project is marginally more intense than a single-family development, if one were to be developed on the subject site.</p> <p>Further, short-term impacts associated with Therefore cumulative air quality emission impacts associated with construction will result in increased air emissions. The project is located within an urbanized area. Emissions from grading, earthmoving, and construction activities. In conformance with General Plan 2025 the CalEE MOD computer model analyzed short term construction and long-term operational related impacts of the project and determined that the proposed project will not exceed SCAQMD thresholds for short-term construction and long-term operational impacts. Therefore the project will not expose sensitive receptors to substantial pollutant concentrations and less than significant impact will occur directly, indirectly and cumulatively.</p> |
| <p>Farmland Protection Act [7 CFR 658]</p> | <p>General Plan 2025 – Figure OS-2-Agricultural Suitability; figure OS-3- Williamson Act Preserves; GIS Map – Forest Data</p> <p>The project is located within an urbanized area. A review of figure OS-2-Agricultural Suitability of the General Plan 2025 reveals that the project site is not designated as, and is not adjacent to or in proximity to any land classified as, Prime Farmland, Unique Farmland, or Farmland of Statewide</p> |

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| | <p>Importance. As shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project will have no impact directly, indirectly or cumulatively on agricultural uses.</p> <p>Figure 5.2.2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located with an area that is affected a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the project site is not zoned or agricultural use and is not next to land zoned for agricultural use; therefore, the project will have no impact directly, indirectly or cumulatively.</p> <p>The City of Riverside has no forestland that can support 10-percent native tree cover nor does it have any timberland. Therefore the project will not result in or conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code section 12220(g) timberland (as defined in Public Resources Code section 4526) or timberland zoned Timberland Production as defined by Government Code Section 51104(g).</p> |
| <p>Environmental Justice [Executive Order 12898]</p> | <p>General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7 D-CalARP RMP Facilities in the Project Area, Figure 5.13-3 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; General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A-CERCLIS Facility Information, Figure 5.7 B – Regulated Facilities in TRI Information and 5.7-C-DTSC EnvirostarStor Database Listed Sites</p> <p>The proposed project does not involve any emission or handling of any hazardous materials, substances or waste within one-quarter mile of an existing school because the proposed development is a 30-unit multiple-family residential project; the closest school is satiation approximately 0.3 mile south of the project site (Foothill Elementary School-8230 Wells Avenue). Therefore the project will have no impact regarding remitting hazardous emission or handling hazardous or acutely hazardous materials, substances, or waste thin one-quarter mile of an existing or proposed school directly, indirectly or cumulatively.</p> |

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| | <p>A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project will have no impact to creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p> |
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HUD Environmental Standards Determination and Compliance Documentation

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| <p>Noise Abatement and Control [24 CFR 51 B]</p> | <p>General Plan Figure N-1 – 2003 Roadway Noise Figure N-5 – 2005 Roadway Noise, Figure N-8 – Riverside Flabob Airport Noise Contours, Figure N-9 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, Figure N-10 – Noise/ Land use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison Table 5.11-E – Interior and Exterior Noise Standards, Appendix G Noise Existing Conditions Report, Title 7 – Noise Code;</p> <p>Per Implementation Too N-1 of the General Plan 2025 Noise Element, this project has been reviewed to ensure that noise standards and compatibility issues have been addressed. The project meets the City's noise standards as set forth in Title 7 of the Municipal Code, is compliant with the Noise/ Land Use Noise Compatibility Criteria Matrix (Figure N-10) of the Noise Element, is not with in the 60 dB CNEL and is not with the vicinity of industrial areas and therefore does not require an acoustical analysis. Therefore, impacts are less than significant on the exposure of persons to or the general ion of nose levels in excess of established City standards directly, indirectly or cumulatively.</p> <p>Construction related activities although short term, are the most common source of ground borne noise and vibration that Construction related activities although short term, are the most common source of ground borne noise and vibration that could affect occupants of neighboring uses. Title 7 limits construction related activities from 7AM to 7PM on weekdays and 8AM to 5PM on Saturdays. No construction noise is permitted on Sundays or on Federal holidays. As construction activities are temporary and limited, the project will cause a less than significant exposure of person to or generation of excessive ground born vibration or ground born</p> |
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| | <p>noise levels. This project is not expected to generate or be exposed to long-term vibration impacts during operation of the proposed use or during construction activities as no blasting or pile driving is foreseeable in conjunction with the development of the site. Therefore, impacts related to the exposure of persons to or the generation of noise levels in excess of established City standards directly, indirectly or cumulatively is expected to be less than significant.</p> <p>Although the project is located within Zone D of the RCALUCP and within two miles of a public airport, the proposed project is located within any of the airport noise contour area as depicted in Figures N-8 and N-9 of the Noise Element of the General Plan 2025. Consistent with the requirements of Zone D of the RCALUCP, a condition of approval has been added to require a deed notice of the project site's proximity to the Riverside Municipal Airport. For this reason, the project would not expose people residing or working in the project area to excessive noise levels related to airport noise. Therefore, impacts will be less than significant directly, indirectly and cumulatively on people residing or working in the project area to excessive noise levels</p> |
| <p>Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(f)(2)]</p> | <p>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, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan, General Plan 2025 Public Safety and Education elements, GP 2025 FPEIR Table 5.7-D – CalARP RMP Facilities in the Project Area, Figure 5.13-3 AUSD Boundaries, Table 5.13 E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A- CERCLIS Facility Information, Figure 5.7B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites</p> <p>The project does not involve the transport, use or disposal of any hazardous material given that the proposed project involves the construction of a 30-unit multiple-family residential project. As such, the project will have no impact related to the transport, use or disposal of any hazardous material. Further, the project does not involve the use of any hazardous materials, nor will the project create a</p> |

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| | <p>significant hazard to the public or to the environment through a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment.</p> <p>The proposed project does not involve the emission or handling of any hazardous materials, substances or waste, nor is the project located within one-quarter mile of an existing school. The closest school is located 0.3 mil south of the project site (Foothill elementary School – 8230 Wells Avenue). Therefore the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school directly, indirectly or cumulatively.</p> <p>The project is not within one mile of an NPL (“Superfund”) site, within ½ mile of a CERCLIS site, nor adjacent or any other known or suspected sites contaminated with toxic chemicals or radioactive materials. Source: EPA Enviromapper (http://www.epa.gov/emefdata/em4ef.home), CERCLIS and Region 9 Superfund web pages (http://cumulis.epa.gov/supercpad/cursites/srchsites.cfm accessed November 1, 2013) no impact</p> |
| <p>Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]</p> | <p>The project will expose neither people nor buildings to such hazards. Source: field survey October 25, 2013, City of Riverside GIS aerial photos. no impact</p> |
| <p>Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]</p> | <p>General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, ACALUCP and March Air Reserve Base/March Inland Port comprehensive Land Use Plan (1999), Air Installation Compatibility Use Zone Study for March Air Reserve Base (August 2005)</p> <p>The proposed project is located within Safety and/or Airport Compatibility Zone(s) D as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for Riverside Municipal Airport as noted in the Riverside County Airport Land Use Compatibility Plan (RCALUCP). The project was reviewed by the Airport Land Use Commission (ALUC) to ensure that the project ti consistent with the compatibility zone as well as in compliance with the land use standards in the RCALUP. Because the project has been found to be consistent with the RECALUCP by</p> |

the ALUC, no impacts are expected.

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. Impact Codes: (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

| Land Development | Code | Source or Documentation |
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| Conformance with Comprehensive Plans and Zoning | 1 | <p>General Plan 2025 Land Use and Urban Design Elements, Project Site Plan, Zoning Code, GIS/CADME map layers, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5-Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Title 19 – Zoning Code, Title 18-Subdivision Code, Title 7-Noise Code, Title 17 Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines</p> <p>The project is located within the boundaries of the RCALUCP has been designed to be consistent with the Plan. The project was also analyzed for consistency with the goals and policies of the General Plan 2025, which recognizes the need for "adequate housing and supportive services for Riverside residents with special needs" (Goal H-4). To facilitate the development of the Home Front at Camp Anza project as currently proposed, the applicant has submitted an application to amend the General Plan land use and Zoning designation of the project site. This proposal seeks to amend the General Plan land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) and to change the Zoning designation from Single-Family Residential (R-1-7000) zone to Multiple-Family Residential (R-3-2500) Zone. As this proposal intends to provide housing for disabled veterans earning between 30 and 60 percent of the Area Median Income (AMI), it qualifies as an affordable housing project and is entitled to incentives or concessions that may rest in a reduction of site development standards or a modification of Zoning Code or architectural design requirements. The application has requested three concessions related to the building setbacks from Picker and Wholstetter</p> |

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| | | <p>Streets, parking and private open space. Although the proposed density is higher than that allowed by the General Plan land use designation of the surrounding area, and accounting for the requested concessions, the proposed project has been designed to blend seamlessly into the surrounding Arlanza neighborhood, which is primarily comprised of housing converted from former barracks and repurposed service buildings; this proposal complies with all other applicable development standards required or multiple-family residential developments. The architecture of the new homes will utilize low-scaled, simple forms that will reflect some of the architectural details of the Officer's Club building, such as eave overhangs, the shallow pitched roof and wood siding. Private outdoors patios and windows would overlook public areas to provide a presence on the street and within the development. Within the site, courtyards serve as extensions of the living space and provide social gathering spaces for veterans and their families, while two tot lots will provide residents children with safe places to play. A goal of this project is to rehabilitate the Camp Anza Officer's Club and seek designation of the structure as a City Structure of Merit for the community of Arlanza. The revitalized space will serve as a "town center" for this project, and will include a leasing office, a computer lab, a large multipurpose room, office space for supportive service providers, and a kitchen for providing communal meals. The building's exterior will be restored to reflect its original finishes and architectural details including wood siding and eave overhangs and appropriate windows. The entire building will be made accessible to persons with disabilities through the use of ramps at the entrances and an elevator to the mezzanine area. Based on the above-referenced information, the proposed project to allow the construction of a 30-unit multiple-family residential development and the rehabilitation of the Camp Anza Officer's Club will have no impact on applicable land use policies.</p> |
| <p>Compatibility and Urban Impact</p> | <p>2</p> | <p>Project Plans, Project Description, Site Visit: October 25, 2013, CADME GIS Layers The proposed project will convert 2.14 acres of</p> |

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| | | <p>vacant land into 30-affordable multiple family housing units for veterans and their families. In addition, the project seeks to rehabilitate the Camp Anza Officer's Club a significant cultural resource and tangible link to Riverside's contribution to the World War II war effort. The Officer's Club will serve as the apartment community's recreation space and a dedicated place where non-profit service providers can provide supportive services to veterans and their families. Based upon the description in "Conformance with Comprehensive Plans and Zoning" above, the project has been designed to blend with the surrounding community, being sensitive in scale, massing and architectural design to both the single-family residences to the north and west, the on-site Officer's Club, and the Arlanza Library to the south. The project will positively impact the surrounding neighborhood by turning a currently blighted structure and vacant lot into an aesthetically pleasing, culturally significant community with a purpose.</p> |
| Slope | 1 | <p>General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18-Subdivision Code, Title 17 – Grading Code, Storm Water Pollution Prevention Plan SWPPP</p> <p>The project and its surroundings have generally flat topography and are not located in an area prone to landslide. No impact is anticipated.</p> |
| Erosion | 1 | <p>General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 Soils, Table 5.6-B Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, and SWPPP)</p> <p>Erosion and loss of top soil could occur as a result of the project. State and Federal requirements call for the preparation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion or loss of top soil. No impact is anticipated.</p> |
| Soil Suitability | 1 | <p>General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPERI Figure PS-</p> |

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| | <p>3 Soils with High Shrink-Swell Potential, Figure 5.6-1 Areas Underlain by Steep Slope, Figure 5.6-4 – Soils Table, 5.6-B Soil Types and Appendix E – Geotechnical Report, California Building Code</p> <p>The topography of the project is generally flat, sloping slightly to the northeast of the project site towards Wholstetter Street. The soil type of the subject site is Buchenau (see figure 5.64 – Soils of the General Plan 2025 FPEIR). Buchenau soil is characterized by moderately slow to overly very slow permeability and has a moderate shrink swell potential. Adherence to the City's Grading and Subdivision Codes as well as the California Building Code in design of the project will prevent lateral spreading and hazards related to expansive soils. The project is located in an areas with a high potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – figure PS-2. However, with compliance of California Building Code regulations no impacts related to seismic-related ground failure are anticipated. Adherence to the City's grading and building requirements will ensure that the property is adequately prepared to prevent the collapse of the graded pad and/or slopes. Compliance with existing codes and the policies contained in the General Plan 2025 help to ensure that risks related to geologic conditions are reduced to less than significant levels and no impacts are anticipated.</p> |
| <p>Hazards and Nuisances including Site Safety</p> | <p>1 General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 Code of Federal Regulations, California Building Code, Riverside Fire Department EOP 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP 2004 Part 1, OEM's Strategic Plan; General Plan 2025 Education Element, GP 2025 FPEIR Table 5.7 D- CalARP RMP Facilities in the Project Area, Figure 5.13-3-AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 Other School District Boundaries; General Plan 2025 Figure PS-5 Hazardous Waste Sites, GP2025 FPEIR Tables 5.7A CERCLIS Facilities Information, Figure 5.7 B Regulated Facilities in TRI Information and 5.7-C DTSC EnviroStor Database Listed Sites.</p> <p>The proposed project does not involve the transport, use or disposal of any hazardous materials, nor does given that the proposed project involves the construction of a 30-unit multiple family residential project and the rehabilitation of an existing building. As such, no impact is anticipated. The project site is located 0.3 mile north of Foothill Elementary School</p> |

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| | | <p>(8230 Wells Avenue), the nearest school. Therefore, the project site is not located within one-quarter mile of an existing school, and the project is not anticipated to involve an emission or handling of any hazardous materials, substances or waste. Therefore no impact is anticipated. A review of hazardous materials sit lists compiled pursuant to Government Code 65962.5 found that the project site is not included on, or within one-quarter mile of any site listed on any such list. Therefore the project will not be located on a site which is included on a list of hazardous materials sites nor will it create a significant hazard to the public or the environment.</p> |
| <p>Energy Consumption</p> | <p>2</p> | <p>Project Description, Project Applicant phone call : Oct. 25, 2013 The project has been designed to include sustainable features such as drought-tolerant landscaping, energy efficient lighting, water conservation features, and enhanced indoor air quality. Therefore the project will be potentially beneficial to the environment, as these improvements will be less impactful than those that could be installed.</p> |
| <p>Noise - Contribution to Community Noise Levels</p> | <p>1</p> | <p>General Plan 2025 Land Use and Urban Design Elements, Zoning Code, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5-Zoning/General Plan Consistency Matrix, Title 19 – Zoning Code, 7-Noise Code The project was also analyzed for consistency with the goals and policies of the General Plan 2025, which recognizes the need for "adequate housing and supportive services for Riverside residents with special needs" (Goal H-4). To facilitate the development of the Home Front at Camp Anza project as currently proposed, the applicant has submitted an application to amend the General Plan land use and Zoning designation of the project site to increase the unit density permitted. In this instance, the project consists of a 30-unit multiple-family residential project, which yields a density of 13.9 units per acre; this proposal includes a General Plan Amendment to amend the land use designation from MDR –Medium Density Residential to HDR</p> |

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| | <p>- High Density Residential. The proposed land use designation, and density, exceeds the Typical Density for the MDR land use designation analyzed by the General Plan 2025 at 5.5 units to the acre, and also exceeds the Maximum with PRD Density for the MDR land use designation at 8 units to the acre. Nevertheless, Citywide some properties have been developed at a density below those considered under the General Plan 2025, which would in essence compensate for the higher density proposed on the subject site. The proposed project will not result in greater traffic impacts given that multiple-family projects are marginally more intense than single-family residences. As an example, based on the ITE manual, a project of this type is expected to generate at total of 34 peak hour vehicle trips per day whereas, a single-family residential development on this site would be expected to generate approximately 30 peak hour vehicle trips. As such, this project can be considered consistent with the projections of employment and population forecast identified by SCAG. As a single-family development could have been developed on the site by-right, and the proposed project is projected to yield approximately the same quantity of persons the project is not anticipated to adversely impact community noise levels.</p> |
| <p>Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels</p> | <p>1 South Coast Air Quality Management District 2007 Air Quality Management Plan (AQMP); SCAQMD CEQA Regional Significance Thresholds; CalEEMod conducted for the project</p> <p>Per the GP 2025 FPEIR, AQMP thresholds indicate future construction activities under the General Plan 2025 are projected to result in significant novels of NOx and ROG, both ozone precursors, PM-10 and PM-2.5 and CO. Although long-term emissions are expected to decrease by 2025, all criteria pollutants remain above the SCAQMD thresholds.</p> <p>The portion of the Basin within which the City is located is designated as a non-attainment area of ozone, PM-10, PM. 2.5 under State standards, and as a non-attainment area of ozone, carbon</p> |

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| | <p>monoxide, PM-10 and PM-2.5 under Federal standards. As noted above, the proposed project is marginally more intense than a single-family development, if one were to be developed on the subject site.</p> <p>Further, short-term impacts associated with Therefore cumulative air quality emission impacts associated with construction will result in increased air emissions. The project is located within an urbanized area. Emissions from grading, earthmoving, and construction activities. In conformance with General Plan 2025 the CalEE MOD computer model analyzed short term construction and long-term operational related impacts of the project and determined that the proposed project will not exceed SCAQMD thresholds for short-term construction and long-term operational impacts. Therefore the project will not expose sensitive receptors to substantial pollutant concentrations and less than significant impact will occur directly, indirectly and cumulatively.</p> |
| <p>Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale</p> | <p>2 Project Plans, Project Description, Site Visit: October 25, 2013, CADME GIS Layers</p> <p>The proposed project will convert 2.14 acres of vacant land into 30-affordable multiple family housing units for veterans and their families. In addition, the project seeks to rehabilitate the Camp Anza Officer's Club a significant cultural resource and tangible link to Riverside's contribution to the World War II war effort. The Officer's Club will serve as the apartment community's recreation space and a dedicated place where non-profit service providers can provide supportive services to veterans and their families. Based upon the description in "Conformance with Comprehensive Plans and Zoning" above, the project has been designed to blend with the surrounding community, being sensitive in scale, massing and architectural design to both the single-family residences to the north and west, the on-site Officer's Club, and the Arlanza Library to the south. The project will positively impact the surrounding neighborhood by turning a currently blighted structure and vacant lot into an aesthetically pleasing, culturally</p> |

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| | | significant community with a purpose. |
| Demographic Character Changes | 1 | City of Riverside Housing Element of the General Plan No demographic impacts are anticipated by this project. |
| Displacement | 1 | The project does not involve displacement. The Camp Anza Officer's Club is currently vacant, and was never used for residential purposes; the remainder of the project site is vacant land. |
| Employment and Income Patterns | 1 | This project does not change employment or income patterns. |
| Educational Facilities | 1 | This project does not impact educational facilities. Existing regulations require school fees to be paid to the school district prior to the issuance of building permits as mitigation for new construction. |
| Commercial Facilities | 1 | Source: City GIS Maps This project is located within one mile of numerous commercial facilities. The area is well-served and as in-fill residential development, will have no-impact on commercial facilities. |
| Health Care | 2 | Source: City GIS Maps; Project Description The area is well served and does not face a shortage of health care facilities. Further, as part of the project description, the applicant has partnered with Mercy House, an Orange-County based non-profit to provide supportive services and to reach-out to health care providers who accept veterans insurance plans. There is a potential for these service providers to provide on-site services in the renovated Officer's Club as a service to the Home Front at Camp Anza residents. Therefore the project is beneficial to the community. |
| Social Services | 2 | Source: Project Description As stated above, as part of the Development Team, Mercy House will be providing on-site supportive services to the residents of the Home Front at Camp Anza Community. |
| Solid Waste | 1 | Source: FPEIR Table 5.16-A - Existing Landfills and Table 5.16-M - Estimated Future Solid Waste Generation from the Planning Area; California Integrated Waste Management Board 2002 Landfill Facility Compliance Study The General Plan 2025 determined future landfill capacity to be adequate (see Tables 5.16A and 5.16-M of the General Plan 2025 FPEIR). The proposed project intends for the development of a |

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| | <p>30-unit multiple-family residential project. To facilitate the development of this proposal, the General Plan land use designation will be amended from MDR-Medium Density Residential to HDR – High Density Residential. Nevertheless, some properties citywide have been developed at a density below those considered under the General Plan 2025, such as a multiple family housing recently approved to be developed with 102 units on a site inventoried in the Housing Element of the General Plan to be developed with 223 units which in essence compensates for the higher density proposed on the subject site. Therefore, this project will have no impact on solid waste facilities outside of those already contemplated by the General Plan. Further, The California Integrated Waste Management Act under the Public Resources Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all projects and 100% of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed project must comply with the city's waste disposal requirements as well s the California Green Building Code and as such would not conflict with any Federal, State or local regulations. No impact to solid waste facilities or capacity is anticipated.</p> |
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| Waste Water | 1 | <p>FPEIR Figure 5.16-5 -- Sewer Service Areas, Figure 5.16-6 Sewer Infrastructure, Table 5.16-K -- Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, and Wastewater Integrated Master Plan and Certified EIR</p> <p>The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. The General Plan 2025 determined that capacity to treat future wastewater generation projections was adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). The proposed project intends for the development of a 30-unit multiple-family residential project. To facilitate the development of this proposal the General Plan land use designation will be amended from MDR- Medium Density Residential to HDR- High Density Residential. Nevertheless, some properties citywide have been approved to be developed below those densities considered under the General Plan 2025, such as a multiple family housing recently approved to be developed with 102 units on a site inventoried in the Housing Element of the General Plan to be developed with 223 units, which would in essence compensate for the higher density proposed on the subject site. This project will not require directly, indirectly or cumulatively the expansion of wastewater treatment facilities. Therefore, no impact to the waste water treatment is expected.</p> |
| Storm Water | 1 | <p>GP2025 Figure 5.16-4 -- Water Facilities and Figure 5.16-6 -- Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.</p> <p>The project will not result in the construction of new or expanded water or wastewater treatment facilities. The project is consistent with the Typical Growth Scenario of the General Plan 2025 where future water and waste water generation was determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). The proposed project intends for the development of a 30-unit multiple-family residential project. To facilitate the development of this proposal, the General Plan land use designation will be amended from MDR-Medium Density Residential to HDR-High Density Residential. Nevertheless, some properties</p> |

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| | | <p>citywide have some properties citywide have been approved to be developed below those densities considered under the General Plan 2025, such as a multiple family housing recently approved to be developed with 102 units on a site inventoried in the Housing Element of the General Plan to be developed with 223 units, which would in essence compensate for the higher density proposed on the subject site. This project will not require directly, indirectly or cumulatively the expansion of waste water treatment facilities. Therefore, no impact to the waste water treatment is expected.</p> |
| Water Supply | 1 | <p>GP2025 Table FP-1 – RPU Projected Domestic Water Supply (AC-FT/YR) Table FP-2 RPU Projected Water Demand, RPU Map of Water Supply Basins, RPU Urban Water Management Plan</p> <p>The proposed project is located within the Riverside South Water Supply Basin. The project is required to connect to the City's sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, there will be no impact to ground water supplies and recharge either directly, indirectly or cumulatively.</p> |
| Public Safety - Police | 1 | <p>General Plan 2025 Figure PS-8 Neighborhood Policing Center</p> <p>Adequate police facilities and services are provided by West Main Policing Center to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be no impact on the demand for additional police facilities or services either directly, indirectly or cumulatively.</p> |
| - Fire | 1 | <p>FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 Section 1</p> <p>Adequate fire facilities and services are provided by Station #7 located at 10191 Cypress Avenue to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, there will</p> |

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| | | be no impact on the demand for additional fire facilities or services either directly, indirectly or cumulatively. |
| - Emergency Medical | 1 | Adequate emergency medical response is provided within the City per 2025 General Plan. |
| Open Space and Recreation - Open Space | 1 | <p>General Plan 2025 Figure PR-1 Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A-Parks and Recreation Facility Types, and Table 5.14 – C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative</p> <p>Adequate park facilities and services are provided in the Arlanza Neighborhood to serve this project, including the Martha McLean Anza Narrows park near the project site. In addition, the project includes private outdoor spaces and windows would overlook public areas to provide a presence on the street and within the development. Within the site, courtyards serve as extensions of the living space and provide social gathering spaces for veterans and their families, while a tot lot, swimming pool, and horseshoe court will provide resident's children with safe places to play. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park and Recreation and Community Services practices, there will be no impact on the demand for additional park facilities or services either directly, in directly or cumulatively.</p> |
| - Recreation | 1 | <p>General Plan 2025 Figure LU-8 – Community Facilities figure 5.13-5 – Library Facilities, Figure 5.13-6 – Community Centers, Table 5.13-F – Riverside Community Centers, Table 5.13-H-Riverside public Library Service Standards</p> <p>The project consists of 30-unit multiple family residential units and the rehabilitation of the 15,000 sq.ft. existing Camp Anza Officer's Club. The rehabilitated Officer's Club will serve as the recreation building for the tenants of the newly constructed residential units. In addition to this on-site recreational space, the Arlanza Library is immediately south of the project site and will be linked to the project site via a walking path. Further, the Bryant Park Community Center is located less than one-quarter mile southeast of the project site. Therefore with continued implantation of General Plan 2025 policies,</p> |

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| | | <p>compliance with existing codes and standards, and through Parks Recreation and Community Services and Library practices, there will be no impacts on the demand for additional public facility services either directly, indirectly or cumulatively.</p> |
| <p>- Cultural Facilities</p> | <p>4</p> | <p>Cultural Resources Survey, Home Front at Camp Anza/Camp Anza Officer's Club; Prepared by JMRC, June 2013; GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation</p> <p>The proposed project entails the development of 30 residential units in one- and two-story cottage style bungalows sited on the vacant land around the Camp Anza Officer's Club with frontage onto both Picker Street and Wholstetter Street. Home Front at Camp Anza's new homes will be designed to blend seamlessly into the surrounding Arlanza neighborhood, which is primarily comprised of housing converted from former barracks and repurposed service buildings. A goal of this project is to rehabilitate and restore the Camp Anza Officer's Club. The revitalized space will serve as a "town center" for this project, and will includes leasing office, a computer lab, a large multipurpose room, office space for supportive service providers, and a kitchen for providing communal meals. The applicant has submitted an application for a Certificate of Appropriateness per Title 20 of the Riverside Municipal Code.</p> <p>The project has been reviewed against Section 106 of the National Historic Preservation Act and its implementing regulations. Per the required findings of Section 800.4(d)(1), there are "no historic properties affected" by this undertaking.</p> <p>However, the project is also subject to the California Environmental Quality Act (CEQA) and CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment (PRC Section 21084.1) and the California PRC further defines a substantial adverse change as "demolition, destruction, relocation, or alteration such that the significance of a historic resource would be impaired" (PRC Section 5020.1(q). As</p> |

a locally eligible property with a CHR status code of 5S2, the Camp Anza Officers Club is considered a historic resource under CEQA. A Cultural Resources Report was prepared by JMRC, which analyzed the proposed project for potential effects under CEQA.

The proposed project calls for the adaptive reuse of the Officers Club as a private social/recreational hall and community center through restoration/rehabilitation, as part of the development of housing for disabled veterans and their families. The Cultural Resources Report, and the project as described by the applicant, indicates that project details will be attentive to the importance of the architectural integrity and historic association of the building. The stated intent is to seek the greatest retention of existing historic features and materials, the restoration of damaged elements, and the in-kind replacement of missing features and materials to the extent possible. Distances between the Officers Club and new construction and the size, scale and orientation of the proposed new bungalows preserve the visual presence of the Officers Club, which will continue to be best experienced from its front approach on Picker Street. The architectural character of the new bungalows is compatible with the original features and materials of the Officers Club, which will ensure a harmonious relationship and consistent setting. Moreover, it is anticipated that, as proposed, the restoration/rehabilitation of the Officers Club will reverse some of the previous extensive alterations under the Moose Lodge era (1966-1999).

Several proposed project details or elements are critical to maintaining potential impacts to a less than significant level under CEQA or serve to enhance the preservation of important features, materials, and qualities of the Camp Anza Officers Club and should be safeguarded and considered for retention should final project plans change:

- Preserve shape, size, mass, footprint, and

height of the current, original design;

- Ensure maximum retention and restoration of existing original feature and materials, including exterior wood siding, interior wainscoting, hardwood floors, exposed timber rafters, and double hearth brick chimney;
- Replace in-kind or restore missing or damaged features and materials to the maximum extent possible, including the restoration of the main entry, the replacement of the façade aqua media, and the use of the wood-framed, new double-hung windows fitted as closely as possible into their original openings;
- Maximize special relationship, scale, and orientation in site planning;
- Use compatible design materials and features in the new bungalows to ensure they are harmonious to the Officers Club and overall setting.

A Certificate of Appropriateness application has been received pursuant to adopted City procedures (Title 20) to ensure the proposed change would not have a significant adverse environmental effect as defined by CEQA. Pursuant to this review under case number P13-0200, a mitigation measure has been applied to protect the resource:

MM Cultural 5: The preserved and enhanced integrity of the restored/rehabilitated Camp Anza Officer's club, which is to be achieved by the proposed project, shall be further protected by the preparation and submittal of a local designation application prior to final inspection or the issuance of a certificate of occupancy.

The project is located on a previously developed/improved site within an urbanized area. A site survey for archaeological resources was prepared by JMRC. The survey meets the Secretary of the Interiors Standards and Guidelines and has found that there are no known archeological resources present on the site. Though implementation of appropriate

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| | <p>mitigation measures (MM Cultural 1 through 4 on the Mitigation Monitoring and Reporting Program attached) per the GP 2025 FPEIR, no impacts to archeological are expected. No further archeological investigation is recommended unless the proposed undertaking is changed to include areas not subject to this study or additional construction, or unless project activities reveal the presence of cultural materials. The current study attempted to determine whether archeological deposits were present with the proposed APE. Although none were yielded during the records search, ground-disturbing activities always have the potential to reveal buried deposits. As a result, prior to the initiation of ground-disturbing activities construction personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register of Historical Places, plans for treatment, evaluation, and mitigation of impacts to the find will need to be develop in consultation with the State Historic Preservation Officer (SHPO), as applicable, in accordance with the City of Riverside's Programmatic Agreement Regarding Historic Properties Affected by the Use of Federally Funded HUD Loans (PA). If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The county Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify the Most Likely</p> |
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| | | <p>Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection with 48 hours of notification by the NAHC.</p> |
| <p>Transportation</p> | <p>1</p> | <p>GP 2025 Figure CCM-4-Mast Plan of Roadways, FPEIR Figure 5.15-4 Volume to Capacity(V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15H – Existing and Typical Density Scenario Intersection LOS Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E and F in 2025, Table 5.15-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation element Traffic Study and Traffic Study Appendix SCAG's RTP)</p> <p>Roadway capacity is adequate to accommodate the traffic volumes for the proposed project. The proposed project is not anticipated to produce significant traffic volume as it is anticipated that is not all residents will have or need private vehicles. although the proposed 30-unit multiple-family residential project is at a higher density than the surrounding primary single-family residential neighborhood, the proposed project does not result in any new significant impacts given that multiple-family residential projects are marginally more intense than single-family residences. Based on the ITE Manual, a multi-family residential development on this side would be expected to generate a total of 34 peak hour trips per day whereas a single-family development would be expected to generate 30 peak hour trips per day. Further the project is within one-third of one mile of two Riverside Transit Agency (RTA) bus stops, with one running along Van Buren Blvd. and another along Colorado Avenue. Therefore no impact to traffic to the existing street system in excess of that already evaluated by the General Plan is anticipated. The project site does not include a state highway or principal arterial within Riverside County's Congestion Management Program (CMP) and the project is consistent with the Transportation Demand Management /Air Quality components of the Program, therefore, there is no impact anticipated.</p> |

| Natural Features | | Source or Documentation |
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| Water Resources | 1 | <p>General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FY/YR), Table FP-2 – RPU Projected Water Demand, RPU Map of Water Supply Basins, RPU Urban Water Management Plan)</p> <p>The proposed project is located within the Riverside South Water Supply Basin. The project is required to connect to the City's sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the groundwater table level. No impact to the ground water supplies and recharges either directly, indirectly or cumulatively.</p> |
| Surface Water | 1 | <p>City GIS MAPS</p> <p>There is no surface water located within 1 mile of the project site. Therefore not impact to surface water is expected.</p> |
| Unique Natural Features and Agricultural Lands | 1 | <p>General Plan 2025 – Figure OS-2 – Agricultural Suitability, Figure OS – 3 – Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 Proposed Zones Permitting Agricultural Uses, and Title 19 of the Zoning Code, GIS Map – Forest Data</p> <p>The project is located within an urbanized area. A review of Figure OS-2, reveals that the project site is not designated as, and is not adjacent to or in proximity of any land classified as, Prime Farmland, Unique Farmland, or Farmland or Statewide Importance. Further the project is not zoned for agricultural use or subject to a Williamson Act Contract and is not adjacent to land zoned for or subject to a Williamson Act Contract agricultural use. Therefore no impact is expected.</p> |
| Vegetation and Wildlife | 1 | <p>MSHCP, General Plan 2025- Figure OS-7 – MSHCP Cores and Linkages, City of Riverside GIS – USGS Quad Map Layers</p> <p>The project is located within an urbanized area and will not result in any impact to protected vegetation or wildlife.</p> |

| Other Factors | | Source or Documentation |
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| Flood Disaster Protection Act [Flood Insurance] | 1 | Preliminary Grading Plan and Project Specific Water Quality Management Plan Prepared by SB&O In, August 2013 , General Plan |

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| [§58.6(a)] | | <p>2025 Figure PS-4 – Flood Hazard Area</p> <p>The project site is not located within a flood plain. Underground storm drains and streets are designed to accommodate the 10-year storm flow from curb to curb, while 100-year storms are accommodated within street right-of-ways. The runoff from the project in developed condition has been studied and is required to be attenuated on-site, so although the drainage pattern will be altered the off-site discharge is the same as the undeveloped condition. Therefore, no impact to flooding conditions is expected. Further, the project site is located adjacent to the Riverside County Flood Control District Anza Channel Stage 1 flood control channel, and this channel is tabled for the final build-out of the project site, no mitigation of incremental increase in 100-year design low is required, as confirmed by the Riverside County Flood Control District. All downstream conveyance channels to the Santa Ana River, Reach 3, an adequate sump, are engineered and regularly maintained to ensure design flow capacity and no sensitive stream habitat areas will be adversely affected.</p> |
| Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)] | 1 | <p>The project site is not located within 50 miles of a Coastal area and is not within the jurisdiction of a Coastal Barrier Resources Act/Coastal Barrier Improvement Act.</p> |
| Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)] | 1 | <p>General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone for Study for March Air Reserve Base (August 2005)</p> <p>The project is not located on or in a designated Airport Runway Clear Zone nor is a Clear Zone Disclosure required.</p> |
| Other Factors | | None |

Summary of Findings and Conclusions

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

Other vacant sites were considered, as the Housing Authority owns numerous other properties of similar size, each site was rejected because: no other properties contain existing cultural resources (the Camp Anza Officer's Club) whose history are tied to Veterans and would lend itself once rehabilitated to the provision of supportive services for present day veterans and their families. Further, the project site is located in an area

proximate to medical, educational, commercial/retail, social services, public transportation lines and recreational facilities which make it an excellent candidate to apply for and obtain other sources of leveraged funding, such as Low Income Housing Tax Credits.

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

If the project is not implemented, significant adverse impacts to a cultural resource, the Camp Anza Officer's Club, could occur in the form of demolition by neglect. This project brings forward leveraged funding which will permit the rehabilitation of the structure, consistent with the Secretary of the Interior's Standards, and the adaptive re-use of the building. In addition, the project will enable 30 veterans and their families to live together, outside of an institutional setting while receiving supportive services necessary to ease the transition into civilian life, including care for the caregiver. Further, at least 30 households will be forced to live in housing that is not affordable to them.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

No NEPA Mitigation Measures are recommended; however CEQA Mitigation Measures are required and are attached.

Additional Studies Performed

(Attach studies or summaries)

California Environmental Quality Act Initial Study
Home Front at Camp Anza Preliminary Grading Plan
Home Front at Camp Anza Project Specific Water Quality Management Plan Prepared by SB&O Inc., August 2013
Cultural Resources Survey, Home Front at Camp Anza/Camp Anza Officer's Club, Prepared by JMRC, June 2013

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

CEQA Guidelines
City of Riverside Building Permits
City of Riverside General Plan 2025 Program and Program EIR
City of Riverside GIS System – various information layers
City of Riverside Public Utilities (RPU) Urban Water Management Plan
FEMA Flood Insurance Rate Map
HUD Guide on Environmental Review Documentation: Compliance Documentation
HUD Guidance on Screening for Statutory Compliance: Laws and Authorities Listed at 24 CFR 58.5
Programmatic Agreement between the City of Riverside and the SHPO
South Coast Air Quality Management District website, www.aqmd.gov
Submitted Project Description
TDA Keeping it Clean Training Manual
U.S. Environmental Protection Agency website, www.epa.gov
Riverside Transit Agency, www.riversidetransit.com
Riverside County Airport Land Use Compatibility Plan
March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999)
Air Installation Compatible Use Zone for Study for March Air Reserve Base (August 2005)

California EnviroStor Database www.envirostor.disc.ca.gov
EPA-Region 9 Superfund Site Overviews <http://yosemite.epa.gov/r9/sfund>
www.hud.gov/offices/cpd/environment/review
www.wetlands.fws.gov
www.epa.gov/safewater/index.html
www.rctmla.org/gis/rcioepgen.html
www.nps.gov/rivers

Attachment F

County of Riverside Environmental Assessment



**U.S. Department of Housing
and Urban Development**
Los Angeles Field Office
611 W. 6th Street
Los Angeles, CA 90017

Environmental Assessment for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].

Project Identification: Home Front at Camp Anza

Preparer: Juan Garcia, Housing Specialist

Responsible Entity: County of Riverside Economic Development Agency

Month/Year: April 17, 2014

Environmental Assessment

Responsible Entity: County of Riverside Economic Development Agency
[24 CFR 58.2(a)(7)]

Certifying Officer: Jeff Stone, Chairman, Riverside County Board of Supervisors
[24 CFR 58.2(a)(2)]

Project Name: Home Front at Camp Anza

Project Location: 5797 Picker Street, Riverside, CA 92503
Assessor's Parcel Numbers:
151-123-005; 151-123-006; 151-123-007; and 151-123-008;
151-123-013.

Estimated total project cost: \$500,000

Grant Recipient: Camp Anza, L.P.
[24 CFR 58.2(a)(5)]

Recipient Address: c/o Wakeland Housing Development Corporation, 1230
Columbia Street, San Diego, CA 92101

Project Representative: David Heatherington, Project Manager

Telephone Number: Phone: (619) 677-2370
Fax: (619) 677-2370 Email: dhetherington@wakelanddhdc.com

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

An Environmental Assessment and Compliance Findings for the Related Laws ("EA") was completed by the City of Riverside and approved by HUD when the applicant applied for HOME Investment Partnerships Act funds to the City of Riverside. The County of Riverside Economic Development Agency ("RE") has reviewed the EA and found that the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47 as:

- 1) There are no substantial changes in nature, magnitude or extent of the project;
- 2) There are no new circumstances and environmental conditions which may affect the project or have a bearing on its impact; and
- 3) The recipient has not proposed the selection of an alternative not in the original finding.

Additionally, the County hereby incorporates by reference, the EA completed by the City of Riverside and approved by HUD.

FINDING: [58.40(g)]

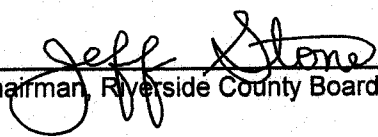
X **Finding of No Significant Impact**


(The project will not result in a significant impact on the quality of the human environment)

 Finding of Significant Impact

(The project may significantly affect the quality of the human environment)

Preparer Signature:  **Date:** 5/16/14
Name/Title/Agency: Juan Garcia, Housing Specialist, Economic Development Agency

RE Approving Official Signature:  **Date:** 5/20/14
Name/Title/ Agency: Jeff Stone, Chairman, Riverside County Board of Supervisors

ATTEST:
KECIA HARPER IHEM, Clerk
By 
DEPUTY

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

Camp Anza, L.P., ("Applicant"), a California limited partnership, is proposing to use up to \$500,000 in HOME funds for the development and construction of a 30-unit apartment complex and rehabilitation of the historic Camp Anza Officer's Club (Officers Club) building.

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The proposed Project will consist of 15 two-bedroom units, and 15 three-bedroom units. The two-bedroom units are approximately 776 square-feet and the three-bedroom units rang in size from 1,054 to 1,151 square-feet. One two-bedroom unit will be set aside for a resident manager. The apartment units will be rented to low- income Veterans and their families and provide the veteran(s) and their families a variety of supportive services designed to ease the transition back into civilian life. If necessary the units will also be made available to the general population of qualified low-income residents.

A total of 11 units will be designated as HOME-assisted units limited to households whose incomes do not exceed 50% of the area median income for the County of Riverside, adjusted by family size at the time of occupancy. The HOME-assisted units will be restricted for a period of at least 55 years from the recordation of the notice of completion.

A significant component of this proposal involves the restoration and rehabilitation of a vacant historic building also known as the Officer's Club which will be renovated into a multipurpose community center for the use of residents living in the proposed Project. The Officer's Club, is a cultural resource and valuable connection demonstrating Riverside's Contribution to the World War II war effort. The goal is to preserve and enhance the integrity of the Officer's Club building and to integrate into this Project that will be serving Veterans. Mercy House, a member of the Camp Anza, L.P., will be responsible for coordinating all support services at the Project, and will staff the Project with a part to full time (depending on need) Resident Services Coordinator/Case Manager, who will work not just with veterans but with family members who provide crucial support to their returned loved ones. The manager's office and community room will be open to residents during normal business hours, as well as in the evenings and weekends when community events are held for the residents.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The subject 2.14 acre project site is located north of Philbin Avenue, between Picker and Wohlstetter Streets. While the majority of the project site is currently vacant, the historic former Camp Anza Officer's Club occupies the northwesterly portion of the project site. Surrounding development includes single-family residences to the north and west (across Picker Street), multiple-family residences to the east (across Wohlstetter Street) and the Arlanza Branch Public Library to the south.

The Officer's Club building is currently in a state of dis-repair, having only been the recipient of stabilizing treatments over the past 20 years. In the absence of the proposed project the Officer's Club, an important cultural resource, will likely be lost due to damaged caused by frequent break-ins and transient activity. The vacant land

surrounding the structure will continue to be a magnet for trash, debris and weeds causing blight on the neighborhood and harboring criminal activity.