



City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

## Cultural Heritage Board Certificate of Appropriateness Staff Report

AGENDA ITEM NO.: 2

WARD: 1

CULTURAL HERITAGE BOARD HEARING DATE: July 17, 2013

I. CASE NUMBER(S): P13-0361

II. PROJECT SUMMARY:

- 1) **Proposal:** Certificate of Appropriateness request by John & Jessica Dougherty for the proposed relocation of the historic Structure of Merit William A. Cooper House from 3690 Adams Street within the California Baptist University campus to the vacant northerly portion of the lot at 2909 Lime Street, located approximately 700 feet north of First Street on the northwest side of Lime Street in the R-1-7000, Single Family Residential zone.
- 2) **Location:** 2909 Lime Street
- 3) **Applicant:** John & Jessica Dougherty  
5401 Gettysburg Avenue, Chino, CA 92701  
702-490-2209
- 4) **Case Planner:** Teri Delcamp, Historic Preservation Senior Planner  
(951) 826-2117  
tdelcamp@riversideca.gov

III. RECOMMENDATION:

**That the Cultural Heritage Board:**

1. **DETERMINE** that Planning Case P13-0361, with mitigation, will reduce any potential environmental effects to a less than significant level based on the findings set forth in the case record, and adopt a Mitigated Negative Declaration (MND) and the mitigation monitoring and reporting program pursuant to CEQA Section 21081.6; and
2. **APPROVE** Planning Case P13-0361 based on the findings outlined in the staff report and summarized below, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project:

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

The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.

**FINDINGS:** The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.

**FACTS:** As conditioned, the project complies with this finding. All exterior features of the 1909 Cooper House are to remain, or to be replaced like-for-like if damaged during the move, and the house sections will be reconnected and restored in a manner that meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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

**FACTS:** As conditioned, the project complies with this finding. While the proposed relocation site is outside the boundaries of the St. Andrews Terraces NCA, and not within a possible extension for the St. Andrews Terraces Craftsman Historic District, the Cooper House architecture, detailing, one-and-a-half story massing, and era of construction make it similar to many of the original homes within the area. The proposed siting of the house on the lot will provide a 30 foot setback and allow a detached garage in the rear of the lot, also typical of the NCA. A mitigation measure requires a concrete walkway and stairs to the porch similar to historic sites in the NCA to enhance compatibility. The project will not negatively affect the NCA, and in fact could be said to enhance the feeling and character of the area.

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

**FACTS:** As conditioned, the project complies with this finding. All exterior features of the 1909 Cooper House are to remain, or to be replaced like-for-like if damaged during the move. The intent is to inventory, number and remove individual stones and concrete slabs from the front porch and chimneys for re-installation at the relocation site. The concrete steps and front porch would be re-poured to match existing. The wood stairs at the rear of the house, which provide the only access to the attic space, are deteriorated beyond repair and will be re-constructed after the move. Existing concrete steps at the right side of the house will also be re-constructed at the new site. Other features that are anticipated at the relocation site include a new driveway; new two car garage in the rear portion of the lot built to standard specifications, but clad and finished with materials and details to match the Cooper House; and landscaping.

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

**FACTS:** As conditioned, the project complies with this finding. The existing setting and context at 3690 Adams Street has already been compromised over time through the reduction of the original size of the property and the changes and modifications along Adams Street. While the integrity of feeling and association with the ranching context is no longer present, the Cooper House still retains integrity of feeling and association with its architecture. In addition, it will maintain the other most important integrity aspects for moved buildings significant for their architecture, which are design, materials and workmanship.

**FINDINGS:** The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.

**FACTS:** As conditioned, the project complies with this finding. The Cooper House is important primarily for its architecture since the agricultural context of its past has been significantly altered, and it is not significant as part of CBU's historical context. Moving the Cooper House to the new location will not adversely affect the nearby St. Andrews Terraces NCA because it is outside the boundary of the NCA but is also compatible with the architecture and period of the NCA. Based on the mitigation measures developed by Cultural Heritage Board staff, the project will not destroy or adversely affect an important architectural, historical, cultural, or archeological feature or features. On the contrary, this project is being pursued to save the Cooper House and ensure its continued preservation in the future.

**FINDINGS:** The project is consistent with the Citywide Residential Historic District Design Guidelines, approved guidelines for each Historic District, and/or any other applicable Design Guidelines.

**FACTS:** As conditioned, the project complies with this finding. The Citywide Residential Historic District Design Guidelines address preservation and rehabilitation of historic structures as well as infill construction within historic districts including relocations. Because the architecture and character-defining features of the Cooper House will be preserved, repaired and/or replaced like-for-like for any features that are deteriorated beyond repair, the project is consistent with the Guidelines for preservation and rehabilitation. Even though the relocation of the Cooper House will not be located within the St. Andrews Terraces NCA, the project is consistent with the additional infill Guidelines that call for the home to be compatible with the typical height, massing, orientation and setback of homes in the NCA. Guideline considerations for relocations include similarity and compatibility of architecture, orientation, lot size and topography, which are all met by the project. In addition, the relocation plan should ensure the least destructive method of moving the home, which is also ensured through the project plans and the mitigation measures. Although the relocation site is not within the original neighborhood of the Cooper House, the context of the original neighborhood has been significantly altered. Moreover, the neighborhood on Lime Street provides a compatible setting context for the Cooper House and allows it to retain its architectural integrity and significance as a Structure of Merit.

**FINDINGS:** The project is consistent with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**FACTS:** As conditioned, the project complies with this finding. The Cooper House will continue to be used for a residence, as it was historically. All of its materials, features, finishes, and construction techniques or examples of craftsmanship will be preserved. Some materials and features will be removed temporarily for the relocation, but mitigation measures ensure that these will be inventoried, salvaged and reinstalled. Any features damaged during the relocation process will be repaired or replaced like-for-like, and all work will be completed consistent with the Secretary of the Interior's Standards. No new additions, exterior alterations or conjectural features are proposed to the Cooper House except for a detached garage, which will be located to the rear of the home and will be compatible in exterior appearance with the Cooper House. The new location will provide compatible context, setting and spatial relationships with regard to the nearby St. Andrews Terraces NCA. A mitigation measure requires a general interpretive plaque visible to the public that clarifies the history of the house to avoid creating a false sense of history. Finally, given the long term habitation of the Cooper House at its existing original site, a mitigation measure requires any unanticipated subsurface discoveries with the home's removal and restoration of the original site to be evaluated by a qualified archaeologist in accordance with all applicable regulations.

#### **IV. BACKGROUND/HISTORY:**

The applicant is requesting a Certificate of Appropriateness to relocate a historic single-family residence known as the William A. Cooper House from 3690 Adams Street, located south of Magnolia Avenue, to the northerly vacant portion of the lot located at 2909 Lime Street. The applicants own the relocation site, and previously moved the existing Victorian home located on the southerly portion of the lot to this site in 2005.

The Cooper House has been surveyed on a number of occasions and was designated a City Structure of Merit in 2002 (HD-002-012). It was first surveyed by Charles Hall Page & Associates, Inc. in 1977. In conjunction with CBU's preparation of plans to support a proposed campus Specific Plan and possible outcomes for the Cooper House specifically, the Cooper House was more intensively surveyed from 2008-2012 by Jennifer Mermilliod, M.A., Principal, JM Research & Consulting (JMRC).

In June 2010, CBU submitted applications for a Conditional Use Permit and Certificate of Appropriateness (P10-0372 and -0374) to rehabilitate and convert the residential Cooper House to use as an office. However, in October 2010 just prior to the anticipated City of Riverside Cultural Heritage Board (CHB) hearing to consider the project, CBU requested that the project be taken off calendar and put on hold. CBU had determined that another historic building on the campus, the A.C.E. Hawthorne House, would be appropriate to rehabilitate for office use. In October 2011, CBU applied to designate the Hawthorne House, and it's only remaining associated windrow Eucalyptus tree, as a City Landmark (P11-0663). The City Council approved the designation of the A.C.E. Hawthorne House and related tree on January 17, 2012, as City Landmark #123.

CBU has pursued a long term effort to offer the Cooper House to anyone from the public who would relocate it. They also hosted the Cooper House on an Old Riverside Foundation historic home tour as further outreach. Although CBU has discussed and negotiated with several prospective entities to relocate the Cooper House, ultimately all but one party has withdrawn interest in the relocation project. The applicants have entered into an agreement with CBU to relocate the home to their property at 2909 Lime Street. The site is adjacent to the St. Andrews Terraces Neighborhood Conservation Area (NCA).

The Cooper House, as mostly paraphrased from the physical description in JMRC's 2010 survey report, is a one-and-a-half single family home on a rectangular groundplan. The home was built in 1909 in a Craftsman Bungalow style. The home features a cross-gabled roof covered in composition shingles with wide eaves and shaped, exposed rafter tails. The front eave is slightly flared over a full-width concrete porch supported by four massive cut stone columns atop matching piers and scalloped wall. Short walls flank the porch steps. A cut stone full chimney is on the left side of the home, and a similar chimney pierces the roof at the right side. The flanking walls, scalloped walls, columns, piers and full chimney are topped with smooth cement slabs. The stonework is laid in alternating courses of thick-thin-thick rectangular blocks. Walls are clad in horizontal wood siding and a small section of wood shingles in the side gable above the bay window element. The gable ends exhibit vergeboards and knee braces and the front dormer is enhanced with simple stickwork, or trusses. The dormer also features a wooden louvred vent and wood sash diamond lite window assemblage above a potshel (the shaped board of which has fallen and is lying flat); this feature is also found at the right side gable but with the shaped board potshel intact. Windows are mostly of single and paired wood-framed, double-hung sash with wood sills and trim. Some window assemblages include elongated diamond leaded panes and transom style sashes. Louvered windows are located toward the rear of the right side near the side door at a raised concrete stoop. The wood front door maintains original hardware and trim, and features a diamond shaped beveled glass pane. A mature sugar pine tree (*Pinus lambertiana*) is located in the rear yard, and remaining landscaping consists of dormant turf, some shrubs and some remnant fruit trees at the sides of the home. No other alterations or additions are visible, other than the louvred windows near the side door, and an exterior stairway to the attic at the rear of the home.

The Cooper House at its original site on Adams Street was designated as a Structure of Merit for its association with "its architectural character and integrity (formerly Criterion B) and...its contribution to an understanding of the agricultural and ranch history of the area (formerly Criterion E)." Additionally, JMRC's 2010 evaluation further identified the property's association with early 20th century poultry ranching in Arlington and the Wright and Huber families, horticulturists/inventors and poultry ranchers, respectively. The Cooper House retains "integrity in the aspects of location, design, materials, and workmanship." However, the residence does not retain "'integrity of...setting, feeling, and association" with its original character due to the significant changes from "the early subdivision of the parcel, the disassociation of the residence" with its original inhabitants and use, and the intensive commercial and multi-family development that has occurred along the street and in the surrounding area.<sup>1</sup> An updated cultural resources report was prepared for the current project and contains more detailed background information and analysis (see Exhibit 6).

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<sup>1</sup> Jennifer Mermilliod, "Cultural Resources Survey and Evaluation of Impacts for the Proposed Rehabilitation of the William A. Cooper House," July 2010, 24.

**V. DETAILED PROJECT DESCRIPTION:**

The Cooper House is proposed to be relocated to the lot at 2909 Lime Street. In order to accomplish the move, the Cooper House will need to be divided into three sections: one, the front portion of the house, and the other two, the rear portion divided into halves. The house will be moved to the new site, and a new foundation built before setting the house sections and tying them down to the foundation. The intent is to inventory, number and remove individual stones and concrete slabs from the front porch and chimneys for re-installation at the relocation site. The concrete steps and front porch would be re-poured to match existing. The wood stairs at the rear of the house, which provide the only access to the attic space, are deteriorated beyond repair and will be re-constructed after the move. Existing concrete steps at the right side of the house will also be re-constructed at the new site.

All exterior features of the home are to remain, or to be replaced like-for-like if damaged during the move, and the house sections will be reconnected and restored in a manner that meets the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The home will be situated approximately 30 feet from the front property line. Other features that are anticipated at the relocation site include a new driveway; new two car garage in the rear portion of the lot built to standard specifications, but clad and finished with materials and details to match the Cooper House; and landscaping.

**VI. LOCATION/SURROUNDING LAND USES:**

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
<b>Project Site (2909 Lime Street)</b>	Single Family Residence	Medium Density Residential (MDR)	Single Family Residential (R-1-7000)
<b>North</b>	Vacant	MDR	R-1-7000
<b>East</b>	Single Family Residence	MDR	R-1-7000
<b>South</b>	Single Family Residence	MDR	R-1-7000
<b>West</b>	Single Family Residence	MDR	R-1-7000

**VII. PROJECT ANALYSIS:**

- **Compliance with section 20.25.050 of the City of Riverside Municipal Code:**

The proposed project has been evaluated for compliance with Section 20.25.050 of the Riverside Municipal Code. The Cooper House was previously determined to be significant and designated as a Structure of Merit at its existing location at 3690 Adams Street. Recent cultural resources evaluations, and the re-evaluation concurrent with the project, indicate the Cooper House retains its integrity and continues to be significant at the local level. As such, the structure is a cultural resource for the purposes of CEQA and therefore, the relocation must be evaluated for its potential impacts on the resource and to identify any mitigation measures necessary to reduce potential impacts and ensure the project is consistent with historic standards and guidelines. In addition, evaluation of the project’s consistency with the findings for approval of the Certificate of Appropriateness identified some additional

conditions of approval that do not rise to the level of environmental issues, but which will ensure the compatibility of the house with the neighborhood.

- **Major Issues:**

The major issues and potential impacts of the project are related to the integrity and historic significance of the Cooper House; any possible effects on the significance and integrity of the St. Andrews Terraces NCA and eligible St. Andrews Terraces Craftsman Historic District; and whether the project meets the Secretary of the Interior's Standards for the Treatment of Historic Properties both in terms of the physical move and the future preservation of the Cooper House as a resource. These issues are discussed following the General Plan and Zoning conformance section below.

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

**General Plan:** The proposed project is consistent with the existing General Plan land use designation for the project site. The General Plan land use designation for the relocation site is Medium Density Residential, MDR. The Cooper House will be used as a second dwelling unit to the existing Victorian home already on the site at 2909 Lime Street. The size of the lot and the site plan layout is such that the portion with the Cooper House could be subdivided off in the future to create a separate lot with its own single family dwelling. In both the near and potential future term, the project is consistent with the General Plan.

**Zoning:** The zoning of the site is Single Family Residential, R-1-7000. There is no cultural resources overlay as this site is outside the boundaries of the NCA. There are no proposed or necessary deviations from Title 19 zoning standards for the R-1-7000 zone district. The Zoning Code, Title 19 of the Riverside Municipal Code (RMC), establishes development standards for the lot. Second dwelling units are allowed by right per Section 19.525 subject to certain criteria. The lot size and layout of the project, including the addition of a detached two-car garage, meet the minimum requirements for second dwelling units. Per the code, conditions of approval are recommended to ensure the project meets code requirements. One of the conditions requires a covenant to be recorded to ensure continued compliance with the second dwelling unit requirements, including that the property owner must live in either the primary or secondary dwelling unit. The relocation site is sufficiently large to also meet minimum development standards for a separate lot if it were to be subdivided by a parcel map in the future. In the event that the owner decides to split off the portion of the lot with the Cooper House in the future, the site plan layout is such that the new lot and the siting of the Cooper House also meets all required development standards of the R-1-7000 zone for a single family home. The site will receive a Cultural Resources Overlay rezone once the house is moved and the Structure of Merit designation is completed.

- **Major Issues:**

**Significance and Integrity of the Cooper House:** The Cooper House is a designated Structure of Merit in the City of Riverside partly for its architecture and integrity of design and materials, and partly for its tenuous ability to convey information about its original agricultural and poultry ranching context. It was not identified for significance related to the CBU campus history. The existing setting and context has been compromised although it is currently in its original location. While the integrity of feeling and association with the

ranching context is no longer present, the Cooper House still retains integrity of feeling and association with its architecture. Moving it to a different site obviously affects its integrity of location. However, the most important integrity aspects for moved buildings significant for their architecture are: design, materials, workmanship, feeling, and association. Prior evaluations concluded that since the Cooper House was equally eligible under two Structure of Merit criteria, the home would remain eligible as long as it continued to meet at least one criterion. An alternative previously identified to ensure continued eligibility was relocation to another site within the City of Riverside. This project proposes to accomplish this alternative, and inclusion of mitigation measures will ensure that the move and restoration of the home once it is at its relocation site will preserve its character-defining features and physical integrity.

As such, once the Cooper House is successfully relocated, the home will retain its integrity of design, materials and workmanship, as well as feeling and association with its Craftsman architectural style. It will still be eligible for designation in accordance with Title 20 criteria (RMC §20.50.010.FF) as a Structure of Merit under criterion 4 because it contributes to the broader understanding of the historical and architectural heritage of the City; it retains sufficient integrity; and it embodies distinctive characteristics of a style, type and period of construction. The significance of the home does not appear to meet California Register of Historical Resources or National Register of Historic Places criteria (1/A, 2/B, 3/C or 4/D). Although the house is compatible in character, the property is located outside existing and proposed boundaries of eligible districts associated with the St. Andrews Terraces area development. Therefore, a status code that represents the Cooper House's eligibility for designation as a Structure of Merit at its new location has been assigned: **5S2 – individual property that is eligible for local listing or designation**. To ensure the future preservation of the Cooper House, a mitigation measure requires the applicant to request designation of it as a Structure of Merit at 2909 Lime Street.

**Integrity of the St. Andrews Terraces Area:** The St. Andrews Terraces NCA was designated on April 18, 1990. According to the City's Historic Inventory Database and Historic District file, the NCA comprises 21 single-family residences on both sides of Lime Street north of First Street, within the address range 2925 to 3078 Lime Street according to the minutes of the NCA designation meeting. The properties of the NCA are described as highlighting the form, detail and materials of the Arts and Crafts Movement. The residences are mostly one to one-and-a-half stories in height and are primarily Craftsman/California Bungalow in style constructed from 1911 to 1928. (Arguably, though, there are homes in the area that predate the NCA and date back to the founding era of Riverside, especially those associated with the Waite, Shugart and Hewitt families etc. The presence of these homes indicates a deeper and broader context that could be further studied in the future). Lots within the NCA are approximately 50 x 175 feet and the houses are generally set back from the street between 30 and 35 feet, with the few exceptions including 3048-3050 Lime Street. Most residences have detached garages in the rear of the lot either accessed from the street or from the alley on the east side of Lime Street. Front yards are generally turfed and have sidewalks with parkway strips planted primarily with palms. Lime Street slopes downward moving north from First Street so that residences toward the north end of the NCA are slightly raised from street level. Several homes have concrete steps flanked by low retaining walls and walkways that extend to the front door from the sidewalk.



The feeling and character of the relocation site is more reflective of early 20<sup>th</sup> century residential development than of a remnant agricultural property either associated with this area, or the area from which the Cooper House is being moved. The style, age and massing of the Cooper House is very compatible with the adjacent St. Andrew's Terraces NCA. To avoid any potential that the public would gain a false sense of history by believing the Cooper House to be original to the area, a mitigation measure requires some type of interpretive plaque to briefly explain the home's original site context and its relocation. CBU could also pursue some interpretive information on the former site if they so choose.

While the proposed relocation site is outside the boundaries of the St. Andrews Terraces NCA, and not within a possible extension for the St. Andrews Terraces Craftsman Historic District, the Cooper House architecture, detailing, one-and-a-half story massing, and era of construction make it similar to many of the original homes within the area. The proposed siting of the house on the lot will provide a 30 foot setback and allow a detached garage in the rear of the lot, also typical of the NCA. A mitigation measure requires a concrete walkway and stairs to the porch similar to historic sites in the NCA to enhance compatibility. The project will not negatively affect the NCA, and in fact could be said to enhance the feeling and character of the area.

**Consistency with the Secretary of the Interior's Standards:** The project is considered a Rehabilitation under the Secretary of the Interior's Standards. The Cooper House will continue to be used for a residence as it was historically. The project intends to move the Cooper House so that all of its materials, features, finishes, and construction techniques or examples of craftsmanship are preserved. Its distinctive materials and features will not be removed, except temporarily. Mitigation measures ensure that temporarily removed features are inventoried, salvaged and reinstalled; that any features damaged during the relocation process are repaired or replaced like-for-like; that the home is secured and protected from the elements while it is being set on a foundation, reconnected and restored at the new site; and that all work is done consistent with the Secretary of the Interior's Standards. No new additions or exterior alterations are proposed to the Cooper House. The proposed new garage will be detached and located to the rear of the home. Exterior design and materials will be compatible with the Cooper House architecture.

The historical spatial relationships at its existing location have been significantly altered, but the new location creates a compatible setting context. Due to the compatibility of the Cooper House with the nearby St. Andrews Terraces NCA, there will be no adverse impacts to the NCA itself. No conjectural features or elements that would create a false sense of historical development are proposed to be added to the house. However, relocating the Cooper House to the new site near the St. Andrews Terraces NCA could potentially create a false sense of history since the architecture of the Cooper House is similar to many homes in the NCA. A handful of other homes have also been moved into the area. A mitigation measure requires a general interpretive plaque visible to the public that clarifies the history of the house.

Given the long term habitation of the Cooper House at its existing original site, there is a slight possibility that subsurface historic trash or other deposits may exist near the home even though the size and extent of the original site has been significantly reduced over time. However, in the event that the removal of the home and work to restore the site in accordance with Building and Safety standards encounters unanticipated subsurface resources, a mitigation measure requires an archaeologist to evaluate the significance of the discovery and proceed in accordance with all applicable regulations.

Based on the analysis above, the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties under the Rehabilitation treatment category. The project also complies with all other General Plan, Zoning and Title 20 requirements as indicated in the findings outlined in this report. The proposed mitigation measures are included with the conditions of approval that are being recommended for the project.

#### **VIII. PUBLIC NOTICE AND COMMENTS:**

Because the project involves the relocation of a home, staff combined the noticing requirements for the Certificate of Appropriateness with the Building and Safety Division's requirements under Riverside Municipal Code Section 16.20. Public notices were mailed to property owners within 450 feet of both the existing site and the relocation site. In addition, the notices were tailored to provide an opportunity for owners to respond, postage pre-paid, if they object or do not object to the relocation. To date, staff has received three of these responses from property owners indicating they do not object to the relocation and these will be forwarded to the Building Official.

#### **IX. EXHIBITS:**

1. Location Map
2. Aerial Photo
3. Project Plans
4. Photos of Cooper House and Relocation Site
5. Draft Mitigated Negative Declaration
6. "Cultural Resources Report and Evaluation of Impacts for the Proposed Relocation of the William A. Cooper House from 3690 Adams Street to 2909 Lime Street, Riverside, Riverside County, California," June 2013
7. Public Notice Responses

## **RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES**

Case Number: P13-0361

Meeting Date: July 17, 2013

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

### **General Conditions**

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **OCCUPANCY** hold can be released.
2. There is a ten calendar-day appeal period that will lapse at 5:00 p.m. on July 29, 2013. Appeals of the Board's action will not be accepted after this time. Appeals will be considered by the Land Use Committee of the City Council at their next available meeting. Appeal filing, required fee amount and processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3<sup>rd</sup> floor, City Hall.
3. This approval will expire in one year on July 17, 2014.

### **Case Specific**

4. \*Prior to issuance of a building permit to move the house, the applicant or designee shall comply with all requirements of the Building and Safety Division pursuant to Municipal Code Section 16.20 and any other regulations as necessary.
5. The applicant's contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the City Engineer, prior to the preconstruction meeting. Work shall not commence without an approved traffic control plan.
6. The applicant shall request and obtain from the Building and Safety Division a separate address for the Cooper House at its new location. All plans relating to the installation and restoration of the Cooper House at the new location shall reflect the approved separate address.
7. \*Prior to issuance of the required Over-the-Road House Move Permit, the applicant or designee shall provide to CHB staff a list describing all materials or features being temporarily removed for purposes of the house move. For all existing features that are to be removed and re-installed at the new site, the applicant or designee shall ensure the contractor has inventoried and numbered the features in their original locations, and has salvaged/stored said features for future re-installation. These may include pre-cut stone walls and columns, and concrete slab caps/coping on the porch; pre-cut stone and concrete slab caps/coping on the chimney(s); areas of wood trim; and window sashes if not protected in situ. Any additional features to be so treated shall be submitted to CHB staff for approval. The deteriorated rear stairs to the attic, and the side

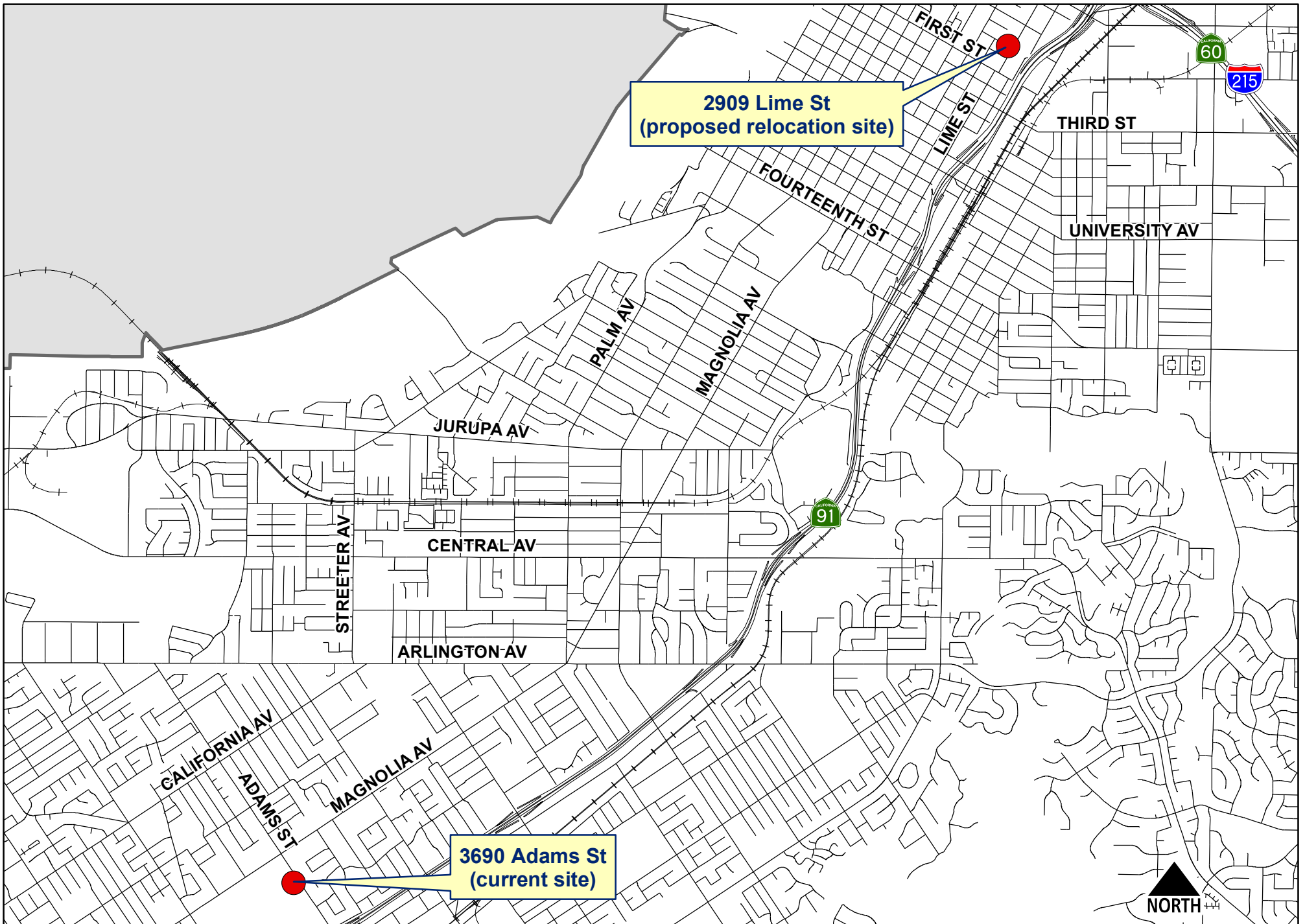
porch concrete stairs, may be removed without inventorying and disposed of since these stairs will be reconstructed.

8. To reduce temporary noise from construction activities affecting existing sensitive receptors and in the event an exception is granted related to construction times, additional measures shall be applied by the City, to the extent feasible, to reduce noise impacts to sensitive receptors. Additional measures could include, but are not limited to: locating work at night away from sensitive receptors, limiting the duration of work needing to be completed outside standard construction hours, and ensuring construction equipment is properly fitted and maintained with mufflers.
9. \*All work involved in moving the house, building the foundation at the new site, reconnecting the three sections of the house and restoring the exterior, including any repairs necessary as a result of damage to the house during the move, shall be completed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the satisfaction of the Historic Preservation Officer or Qualified Designee.
  - a. The applicant or designee shall ensure that a reputable house moving company performs the preparation and relocation work using all appropriate mechanisms necessary to protect the house features and materials during the move.
  - b. Features shall be restored and re-installed at the new site to match their original configuration, or be replaced like-for-like in materials, dimensions, colors, textures, finishes, and scoring patterns as appropriate, based on physical evidence and/or available pre-move photographs.
  - c. The applicant or designee shall ensure that the house is protected after the move and before and during construction, which may include but is not limited to temporary site fencing, security, storage of features to be re-installed, and tarping over any exposed interiors before the sections are reconnected, etc., as necessary.
10. \*Prior to issuance of building permits, the applicant or designee shall submit plans and/or materials for CHB staff approval that detail the following:
  - a. The detached garage shall match the style, materials, roof pitch and color(s), etc., of the Cooper House.
  - b. A set of concrete stairs and walkway shall lead from the public sidewalk to the Cooper House front door, similar in design, colors and finish to other historic examples existing in the St. Andrews Terraces NCA.
  - c. Proposed paint chips shall be submitted consistent with the architectural style of the Cooper House.
11. Prior to scheduling of the final inspection, the applicant shall submit for review and approval of CHB staff a landscape and irrigation plan for the front yard of both homes on the parcel currently addressed as 2909 Lime Street in compliance with all applicable regulations. The landscape plan shall be consistent with the Citywide Residential Historic District Design Guidelines and tailored to reflect compatibility with the architecture of each home, Victorian and Craftsman respectively.

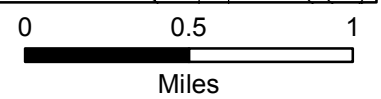
Once approved, the landscape and permanent irrigation shall be installed to the satisfaction of CHB staff prior to approval of the final inspection.

12. \*Prior to approval of the final inspection, the applicant shall submit a historic designation application to the City to repeal the Structure of Merit designation of the existing site at 3690 Adams Avenue and to request designation of the Cooper House as a Structure of Merit at the new site at 2909 Lime Street. The application shall be processed in accordance with procedures outlined in Title 20 of the Municipal Code, and staff shall initiate a rezone case to add the Cultural Resources Overlay Zone to the existing R-1-7000 zoning of the new site.
13. \*Prior to scheduling of the designation and rezone cases for City Council consideration, the applicant or designee shall work with CHB staff to develop interpretive plaque language and identify an appropriate location at 2909 Lime Street that is visible to the public. Language shall reference the original site and purpose of the Cooper House; the date of the St. Andrews Terraces tract; and that other homes have been relocated into the area. The approved plaque shall be fabricated and installed by the applicant or designee following successful designation of the Cooper House as a Structure of Merit at 2909 Lime Street.
14. \*In the event that work to clear the old site under the necessary demolition permit encounters unanticipated archaeological resources, the work shall be halted in that area until the City is notified and a significance determination can be made by an archaeologist. The owner shall hire a qualified archaeologist to inspect and evaluate the significance of the discovery; make recommendations, if necessary, for any monitoring or mitigation; and prepare a written report, in compliance with all applicable state and local laws and regulations.

G:\CHB\07-17-13\P13-0361 rok.docx  
Teri Delcamp

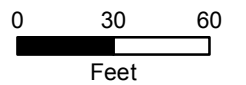


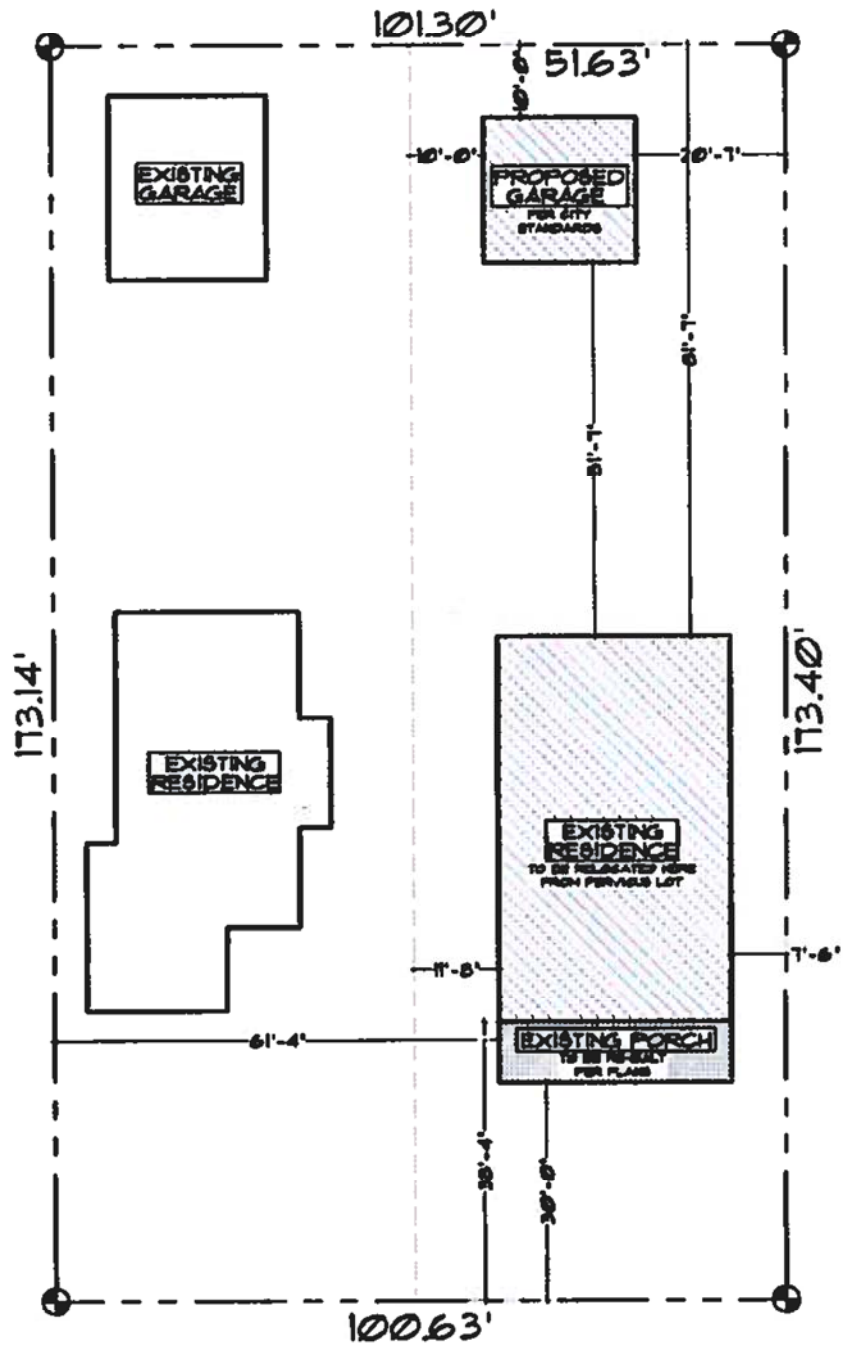
P13-0361, Exhibit 1 - Location Map





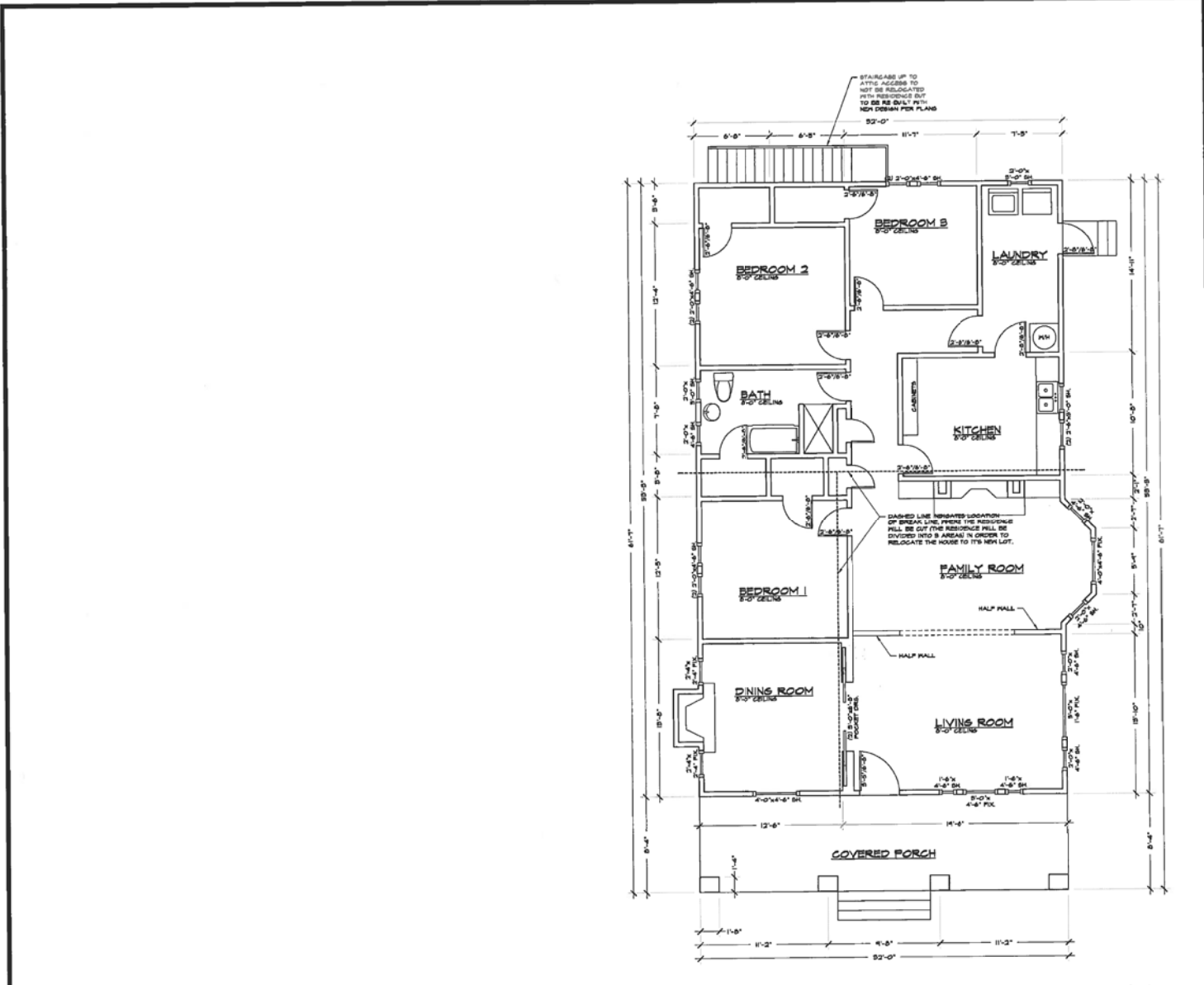
P13-0361, Exhibit 2 - 2012 Aerial Photo





LIME STREET





EXISTING FLOOR PLAN  
SCALE: 1/4"=1'-0"

**NOTES**

- GENERAL FLOOR PLAN NOTES:**
- ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED.
  - AT LIVING SPACES WALL INSULATION SHALL BE R-13; ROOF INSULATION SHALL BE R-38 UNDER RAISED FLOOR FOUNDATION INSULATION SHALL BE R-19 UFG.
  - ALL NEW GLAZING SHALL BE INSTALLED WITH A CERTIFYING LABEL, ATTACHED SHOWING THE U-VALUE AND HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS AND SHALL BE DUAL PANELED.
  - APPROVAL OF THESE PLANS BY THE BUILDING DEPARTMENT DOES NOT INCLUDE APPROVAL FOR ANY TYPE OF ALARM SYSTEM THAT MAY BE SHOWN OR REQUIRED. SEPARATE APPROVALS FOR ANY ALARM SYSTEMS MUST BE OBTAINED.
  - CLOTH BACKED DUCT TAPE IS NOT PERMITTED TO BE USED AS THE JOINT CONNECTION FOR MECHANICAL DUCTING. DUCT TAPE AS A MAKEUP FITTING THE REQUIREMENTS OF ULM 98A OR 98B SHALL BE USED. OR ADDITIONAL DUCT ATTACHMENT DEVICES SUCH AS THE WRAPS OR MASTIC WILL BE REQUIRED FOR INSTALLING MECHANICAL DUCTING.
  - AT SHOWERS OR TUBS WITH SHOWERS, WALL COVERINGS SHALL BE CERAMIC PLASTER, TILE OR APPROVED EQUAL TO 18" ABOVE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
  - ALL NEW HOSE BIBBS MUST HAVE AN APPROVED ANTI-SIPHON DEVICE.
  - WHERE A DOOR DOES NOT SING OVER THE LANDING, THE ELEVATION BETWEEN THE LANDING AND THRESHOLD SHALL NOT EXCEED 1/4". WHERE A DOOR DOES SING OVER THE LANDING, THE ELEVATION BETWEEN THE LANDING AND THRESHOLD SHALL NOT EXCEED 3/4". ALL DOORS SHALL HAVE A LANDING WITH A WIDTH OF NOT LESS THAN THE DOOR WIDTH AND A MINIMUM LENGTH OF 3'-6".
  - DIRECT EXHAUST DUCT, NOT LESS THAN 4 INCHES IN DIAMETER, SHALL HAVE SMOOTH INTERIOR SURFACE, A BACK-DRAWN DIAPHRAGM AND SHALL NOT TERMINATE WITHIN 3 FEET OF ANY OPENING.
  - THE FIRST FIVE FEET OF HOT AND COLD WATER PIPES FROM WATER HEATER ARE TO BE INSULATED.
  - DOMESTIC OPEN-TOP BREAKER UNITS MUST BE PROVIDED WITH A PAN WITH A MINIMUM CAPACITY OF 100 OZ PER SQUARE FOOT OF HOOD INTAKE AREA. WHERE A DUCT PENETRATES THE CEILING, IT MUST BE ENCLOSED IN A FIRE RESISTIVE SHAFT PER CPC SECTION 505.
  - A MIN. OF 27"x36" ATTIC ACCESS MUST BE PROVIDED.
  - ALL EXTERIOR DOORS SHALL BE 1-3/4" THICK, SOLID CORE.
  - ALL WINDOWS USED FOR EMERGENCY EGRESS SHALL HAVE A MAXIMUM RILL HEIGHT OF 44".
- TEMP. GLASS REQUIREMENTS:**
- GLAZING IN BURNING DOORS EXCEPT JALOUSIES.
  - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIPOLD CLOSET DOOR ASSEMBLIES.
  - GLAZING IN UNFRAMED BURNING DOORS.
  - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, BATH POOLS, SAUNAS, STEAM ROOMS, BATHROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL, INCLUDING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A FINISH SURFACE.
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FINISH SURFACE.
  - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMP'S WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE (GIVEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
  - GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS 18 INCHES THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
  - DOORS AND PANELS OF SHOWER AND BATHING ENCLOSURES SHALL BE FULL TEMPERED (LAMINATED SAFETY GLASS OR OTHER APPROVED PLASTIC).

**WALL LEGEND**

- EXISTING MALL TO REMAIN
- NEW MALL
- EXISTING MALL TO BE REMOVED

NO. 1	DATE
NO. 2	DATE
NO. 3	DATE
NO. 4	DATE
NO. 5	DATE
NO. 6	DATE
NO. 7	DATE
NO. 8	DATE
NO. 9	DATE
NO. 10	DATE
NO. 11	DATE
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NO. 48	DATE
NO. 49	DATE
NO. 50	DATE

**EW-Webb Engineering Inc.**  
1296 Columbia Ave. Ste. E7  
Riverside, CA 92507  
(951) 786-2550 FAX: (951) 786-2075  
ewwebb@earthlink.net  
www.ewwebb.com

**FLOOR PLAN**

**Residence Relocation**  
for  
**John & Jessica Dougherty**  
2809 Lima Street  
Riverside, CA 92501

PROJECT/CLIENT ADDRESS

SHEET NO. **A-1**  
OF SHEETS





P13-0361, Exhibit 4  
Cooper House



P13-0361, Exhibit 4  
Cooper House



P13-0361, Exhibit 4  
Cooper House



P13-0361, Exhibit 4  
Cooper House



P13-0361, Exhibit 4  
Cooper House



P13-0361, Exhibit 4  
Cooper House





P13-0361, Exhibit 4  
Cooper House



P13-0361, Exhibit 4  
Cooper House



P13-0361, Exhibit 4  
Cooper House



P13-0361, Exhibit 4  
Cooper House

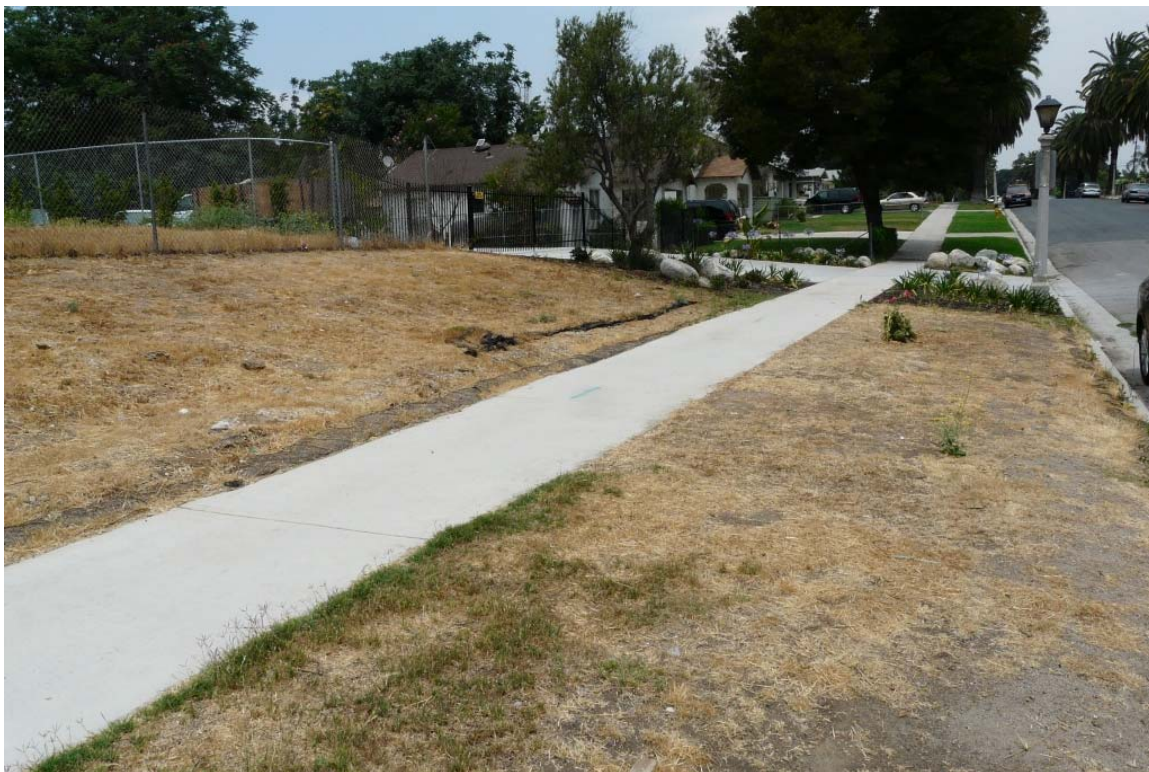


2909 Lime Street (existing Victorian on site)



2909 Lime Street (proposed location)

P13-0361, Exhibit 4  
Relocation Site



2909 Lime Street (northerly portion of lot)



View on Lime Street (looking North)

P13-0361, Exhibit 4  
Relocation Site



View on Lime Street (looking South to NCA)

P13-0361, Exhibit 4  
Relocation Site



City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT

## Planning Division

EXHIBIT 5

### Draft Mitigated Negative Declaration

WARD: 1

1. **Case Number:** P13-0361
2. **Project Title:** William A. Cooper House Relocation
3. **Hearing Date:** July 17, 2013
4. **Lead Agency:** City of Riverside  
Community Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522
5. **Contact Person:** Teri Delcamp, Historic Preservation Senior Planner  
**Phone Number:** (951) 826-2117
6. **Project Location:** From 3690 Adams Street to 2909 Lime Street
7. **Project Applicant/Project Sponsor's Name and Address:**  
John and Jessica Dougherty  
951-826-5213  
5401 Gettysburg Avenue  
Chino, CA 92701
8. **General Plan Designation:** Medium Density Residential (MDR)
9. **Zoning:** Single Family Residential (R-1-7000)
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 applicant is requesting a Certificate of Appropriateness to relocate a historic single-family residence known as the William A. Cooper House from 3690 Adams Street, located south of Magnolia Avenue, to the northerly vacant portion of the lot located at 2909 Lime Street. The applicants own the relocation site, and previously moved the existing Victorian home located on the southerly portion of the lot to this site in 2005. The Cooper House at 3690 Adams was designated a City Structure of Merit in 2002 (HD-002-012). Several recent studies, including the cultural resources report prepared for the current project, indicate that the Cooper House maintains its historic integrity.

The applicants have entered into an agreement with California Baptist University (CBU), which is the current owner of the Cooper House, to relocate the home to their property. The potential for the Cooper House to be relocated was anticipated in the recent Mitigated Negative Declaration (MND) adopted with the approval of the CBU Specific Plan. However, no relocation site or applicant had been identified at that time, so some specific aspects of the environmental analysis are being prepared with the current project.



The Cooper House is proposed to be situated on the lot at 2909 Lime Street approximately 30 feet from the front property line; a detached two car garage will be constructed in the rear portion of the lot. The relocation site is sufficiently large to allow for a second dwelling unit on the same site as an existing home, and would also meet minimum development standards for a separate lot if it were to be subdivided by a parcel map in the future. No variances are necessary for the proposed project.

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

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
<b>Project Site</b>	Single Family Residence	Medium Density Residential (MDR)	Single Family Residential (R-1-7000)
<b>North</b>	Vacant	MDR	R-1-7000
<b>East</b>	Single Family Residence	MDR	R-1-7000
<b>South</b>	Single Family Residence	MDR	R-1-7000
<b>West</b>	Single Family Residence	MDR	R-1-7000

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

None

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

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. “Cultural Resources Report and Evaluation of Impacts for the Proposed Relocation of the William A. Cooper House from 3690 Adams Street to 2909 Lime Street, Riverside, Riverside County, California,” prepared by City of Riverside Historic Preservation, Neighborhoods and Urban Design Division, June 2013

**1. Acronyms**

- AICUZ - Air Installation Compatible Use Zone Study
- AQMP - Air Quality Management Plan
- AUSD - Alvord Unified School District
- CEQA - California Environmental Quality Act
- CMP - Congestion Management Plan
- EIR - Environmental Impact Report
- EMWD - Eastern Municipal Water District
- EOP - Emergency Operations Plan
- FEMA - Federal Emergency Management Agency
- FPEIR - GP 2025 Final Programmatic Environmental Impact Report
- GIS - Geographic Information System
- GhG - Green House Gas

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

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

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

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

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

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

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

Signature \_\_\_\_\_

Date June 21, 2013

Printed Name & Title Teri Delcamp, Historic Preservation Senior Planner

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.

DRAFT

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>1. AESTHETICS.</b> Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>1a. Response:</b> (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)</p> <p><b>No Impact.</b> The proposed project would relocate one residence within an urbanized area, surrounded by existing development where there are no scenic vistas and where there are no direct, indirect and cumulative impacts to scenic vistas..</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1b. Response:</b> (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City’s Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)</p> <p><b>Less Than Significant Impact.</b> There are no scenic highways within the City that could potentially be impacted. In addition, the proposed project is not located along 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 resource within a scenic roadway. There are no rock outcroppings within view of this proposed project so no impacts to this resource are expected. The relocation site is located 100 feet north of the boundary of the St. Andrews Terraces Neighborhood Conservation Area (NCA) which is a historic area subject to the provisions of Title 20 (Cultural Resources) of the Riverside Municipal Code. The proposed relocation of the Cooper House, which was built in 1909 in the Craftsman style, will be an aesthetic enhancement of the area and in keeping with the predominantly Craftsman homes in the St. Andrews Terraces NCA. Lastly, the Zoning Code regulates building setbacks, building heights, land uses, landscaping, parking, and other development standards for use and development of all properties and the project complies with these standards. Therefore, any potential adverse direct, indirect or cumulative impacts on scenic resources from this project will be less than significant.</p>				
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"/>
<p><b>1c. Response:</b> (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines, Mission Inn and Seventh Street Historic Districts, and Downtown Specific Plan)</p> <p><b>Less Than Significant Impact.</b> The applicant is requesting a Certificate of Appropriateness to relocate a historic single-family residences known as the Cooper House from 3960 Adams Street to 2909 Lime Street. The relocation site is within an urbanized residential area, adjacent to the St. Andrews Terraces Neighborhood Conservation Area with several similar style homes. The project proposes a similar setback from the street, thereby keeping the character and rhythm of the existing streetscape. Moreover, the home will be restored and will comply with the requirements of the Secretary of the Interior Standards and Title 20. Therefore, the proposed project will have a <b>less than significant impact</b> on the visual character and quality of the area directly, indirectly and cumulatively.</p>				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>1d. Response:</b> (Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines, Downtown Specific Plan and Mission Inn and Seventh Street Historic Districts Historic District)</p> <p><b>No Impact.</b> The addition of one single family home in a developed single family neighborhood has no potential to create a</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
source of substantial light or glare so the project will have <b>no impact</b> in this regard.				
<b>2. AGRICULTURE AND FOREST RESOURCES:</b>				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2a. Response:</b></p>				
<p><b>No Impact.</b> The project is located in an urbanized area of the City in an existing residential area and does not support agricultural resources or operations. There are no agricultural resources or operations, including farmlands within proximity of the subject site. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively on agricultural uses.</p>				
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2b. Response:</b> <i>(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)</i></p>				
<p><b>No Impact.</b> The site is within a built environment and no Williamson Act contracts are implemented on the site. The proposed project will not conflict with existing zoning for agricultural uses or any applicable Williamson Act contracts. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.</p>				
<p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2c. Response:</b> <i>(Source: GIS Map – Forest Data)</i></p>				
<p><b>No Impact.</b> The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2d. Response:</b> (Source: GIS Map – Forest Data)</p> <p><b>No Impact.</b> The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland, therefore <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.</p>				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2e. Response:</b> (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, and GIS Map – Forest Data)</p> <p><b>No Impact.</b> The project is located in an urbanized area of the City in an residential area and does not support agricultural resources or operations. The project will not result in the conversion of designated farmland to non-agricultural uses. In addition, there are no agricultural resources or operations, including farmlands within proximity of the subject site. The City of Riverside has no forest land that can support 10-percent native tree cover. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forest land.</p>				
<b>3. AIR QUALITY.</b>				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>3a. Response:</b> (Source: South Coast Air Quality Management District’s 2007 Air Quality Management Plan (AQMP))</p> <p><b>No Impact.</b> The proposed relocation of the Cooper House to 2909 Lime Street is consistent with the General Plan 2025 Program “Typical Growth Scenario” in all aspects. The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all Federal and State air quality standards. The City of Riverside is located within the Riverside County sub region of the SCAG projections. The General Plan 2025 FPEIR determined that implementation of the General Plan 2025 would generally meet attainment forecasts and attainment of the standards of the AQMP. The General Plan 2025 contains policies to promote mixed use, pedestrian-friendly communities that serve to reduce air pollutant emissions over time and this project is consistent with these policies. Because the proposed project is consistent with the 2007 AQMP, the proposed project will not conflict or obstruct implementation of the applicable air quality plan – AQMP and therefore this project will have no impact directly, indirectly or cumulatively to the implementation of an air quality plan.</p>				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>3b. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 AQMP, CalEEMod Model.</p>				
<p><b>No Impact.</b> The project will not result in the violation of any ambient air quality standard or contribute substantially to an existing or projected air quality violation because the project is proposed on a previously developed site containing one home, and grade supporting a previous railroad bridge abutment has already been removed from the site. Only minimal site preparation and ground disturbance typically associated with construction of a single family home foundation and house repair will occur. Construction will be short-lived and operational characteristics will be substantially the same as existing. Such criteria were not of sufficient quantities to trigger thresholds within the CalEEMod model for any required mitigation. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively to ambient air quality or contribute to an existing air quality violation.</p>				
<p>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3c. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod 2007 Model</p>				
<p><b>Less Than Significant Impact.</b> Per the GP 2025 FPEIR, AQMP thresholds indicate future construction activities under the General Plan are projected to result in significant levels of NOx 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.</p>				
<p>The portion of the Basin within which the City is located is designated as a non-attainment area for ozone, PM-10 and PM-2.5 under State standards, and as a non-attainment area for ozone, carbon monoxide, PM-10, and PM-2.5 under Federal standards.</p>				
<p>Because the proposed project is consistent with the General Plan 2025, cumulative impacts related to criteria pollutants as a result of the project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the General Plan 2025 FPEIR. Therefore, cumulative air quality emissions impacts are <b>less than significant</b>.</p>				
<p>d. Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3d. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod Model</p>				
<p><b>Less Than Significant Impact.</b> Short-term impacts associated with construction from General Plan 2025 typical build out will result in very minimal increased air emissions from construction activities. Mitigation Measures of the General Plan 2025 FPEIR requires individual development to employ construction approaches that minimize pollutant emissions (General Plan 2025 FPEIR MM AIR 1- MM AIR 5, e.g., tuning equipment, limiting truck idling times) which will be required as standard conditions. Per 3b above, the project is not of sufficient quantities to trigger thresholds within the CalEEMod model for any required mitigation. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations and a <b>less than significant impact</b> will occur directly, indirectly or cumulatively for this project.</p>				
<p>e. Create objectionable odors affecting a substantial number of people?</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
<p><b>3e. Response:</b></p> <p><b>No Impact.</b> The project would not expose a substantial number of people to objectionable odors because no odors are anticipated to be generated by the project. Therefore, <b>no impact</b> to creating objectionable odors will occur directly, indirectly or cumulatively.</p>				
<p><b>4. BIOLOGICAL RESOURCES.</b></p>				
<p>Would the project:</p>				
<p>a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4a. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area)</p> <p><b>No Impact.</b> The project site is located on a previously developed site within an urbanized area and a search of the MSHCP database and other appropriate databases identified no potential for candidate, sensitive or special status species, 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 or suitable habitat for such species on site. Therefore, the project will have <b>no impact</b> directly, indirectly and cumulatively on habitat modifications, species identified as a candidate, sensitive, or special status species in local or regional plans, and policies or regulations of the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p>				
<p>b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4b. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)</p> <p><b>No Impact.</b> The project is located on a previously developed site within an urbanized area where no riparian habitat or other sensitive natural community exists on site or within proximity to the project site. Therefore, the project will have <b>no impact</b> on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service directly, indirectly and cumulatively.</p>				
<p>c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>4c. Response:</b> <i>(Source: City of Riverside GIS/CADME USGS Quad Map Layer)</i></p> <p><b>No Impact.</b> 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 <b>no impact</b> to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively.</p>				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4d. Response:</b> <i>(Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage)</i></p> <p><b>No Impact.</b> 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 <b>no impact</b> to wildlife movement directly, indirectly and cumulatively.</p>				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4e. Response:</b> <i>(Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual)</i></p> <p><b>Less Than Significant Impact.</b> 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, and the City also maintains an Urban Forest Tree Policy Manual for street rights-of-way and public parks and properties. This project has been reviewed against these policies and the manual, and found to be in compliance with these documents. The identified historic tree at the existing site is addressed under a mitigation measure for CBU adopted as part of their Specific Plan and is not a part of this project. However, that measure is reiterated in recommendations of the Cultural Resources report to ensure work for this project does not adversely affect the tree. Also as noted in 4a-d above, there are no endangered and threatened species on or near the site. For these reasons, the project will have <b>no impact</b> directly, indirectly and cumulatively on local policies or ordinances protecting biological resources and tree preservation.</p>				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4f. Response:</b> <i>(Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan)</i></p> <p><b>No Impact.</b> The project site is located on a developed site within an urbanized area and will not impact an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan directly, indirectly and cumulatively. Therefore, the project will have <b>no impact</b> on the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>5. CULTURAL RESOURCES.</b> Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5a. Response:</b> <i>(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code, City of Riverside Modernism Context Statement including Library DPR Form, and Page and Turnbull’s Riverside Library Secretary of The Interior’s Rehabilitation Standards Review, draft dated March 2013.)</i></p> <p><b>Less Than Significant Impact with Mitigation.</b> The proposed project consists of the relocation and continued preservation and use of the Cooper House as a single family residence. As such it is a Rehabilitation of a historical resource as defined under Section 15064.5 (a) of the CEQA Guidelines. Per the CEQA Guidelines the Cooper House is considered a historical resource because it has been designated a City Structure of Merit at its existing location. More recent studies, and the current cultural resources report prepared for the project, indicate that the Cooper House continues to retain its integrity. As a resource defined in Title 20 of the Riverside Municipal Code, the project is subject to review under a Certificate of Appropriateness application. A Certificate of Appropriateness application (case number P13-0361) has been reviewed pursuant to adopted City procedures (Title 20) to determine if the proposed project would have a significant adverse environmental effect as defined by CEQA.</p> <p>No additions are proposed to the Cooper House and the intent of the project is to preserve the exterior character-defining features to the maximum extent possible. There will be some associated removal of certain elements and the house will be divided into three sections to accommodate the physical move of the house. However, the temporarily removed features will be inventoried and re-installed in their original location and configuration at the new site. The house will be restored with materials and features to match original where the sections are reconnected. All of the work will be required to follow the Secretary of the Interior’s Standards for the Treatment of Historic Properties.</p> <p>Previous CR evaluations determined that the relocation of the Cooper House to another site would result in impacts that could be mitigated to a level that is less than significant in accordance with CEQA. These previous evaluations also concluded that the removal of the Cooper House would not adversely affect the integrity of the CBU campus potential historic district since the Cooper House is not a contributor to the district. The relocation of the Cooper House will also not adversely impact the character and significance of the St. Andrews Terraces NCA or other nearby resources. The relocation site is just north of the boundary of the NCA. Even so, the Cooper House, constructed in 1909 in the Craftsman style, is very compatible with the surrounding area developed predominantly with Craftsman style homes between 1911 and 1928. It is also compatible with the broader eligible St. Andrews Terraces Craftsman Historic District identified in the 2005 Northside Reconnaissance Survey for the same reasons.</p> <p>In terms of the integrity of the Cooper House itself, the home has been noted to retain exceptional integrity in the aspects of location, design, materials, and workmanship, but the integrity of its setting, feeling, and association has been reduced over time by the early subdivision of the parcel, the disassociation of the residence itself with the families who built, resided and worked on the property as an agricultural or ranch use, and the changing use along Adams Street and in the vicinity that has compromised the rural, agricultural community environment. Because it retains its architectural integrity, its relocation to a different site will be less than significant with mechanisms in place to ensure that the work meets the Secretary of the Interior’s Standards and that the future preservation of the home is assured. The CR report finds that the Cooper House, pursuant to the mitigation measures below and the finding of significance, will be eligible for Structure of Merit designation at the new site. Through compliance with the following mitigation measures, direct, indirect and cumulative impacts to historic resources will be <b>less than significant</b>.</p> <p><b>Cultural Resources MM 1: Prior to issuance of a building permit to move the house, the applicant or designee shall comply with all requirements of the Building and Safety Division pursuant to Municipal Code Section 16.20 and any other regulations as necessary.</b></p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>Cultural Resources MM 2:</b> Prior to issuance of the required Over-the-Road House Move Permit, the applicant or designee shall provide to CHB staff a list describing all materials or features being temporarily removed for purposes of the house move. For all existing features that are to be removed and re-installed at the new site, the applicant or designee shall ensure the contractor has inventoried and numbered the features in their original locations, and has salvaged/stored said features for future re-installation. These may include pre-cut stone walls and columns, and concrete slab caps/coping on the porch; pre-cut stone and concrete slab caps/coping on the chimney(s); areas of wood trim; and window sashes if not protected in situ. Any additional features to be so treated shall be submitted to CHB staff for approval. The deteriorated rear stairs to the attic, and the side porch concrete stairs, may be removed without inventorying and disposed of since these stairs will be reconstructed.</p>				
<p><b>Cultural Resources MM 3:</b> All work involved in moving the house, building the foundation at the new site, reconnecting the three sections of the house and restoring the exterior, including any repairs necessary as a result of damage to the house during the move, shall be completed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the satisfaction of the Historic Preservation Officer or Qualified Designee.</p> <ol style="list-style-type: none"> <li>The applicant or designee shall ensure that a reputable house moving company performs the preparation and relocation work using all appropriate mechanisms necessary to protect the house features and materials during the move.</li> <li>Features shall be restored and re-installed at the new site to match their original configuration, or be replaced like-for-like in materials, dimensions, colors, textures, finishes, and scoring patterns as appropriate, based on physical evidence and/or available pre-move photographs.</li> <li>The applicant or designee shall ensure that the house is protected after the move and before and during construction, which may include but is not limited to temporary site fencing, security, storage of features to be re-installed, and tarping over any exposed interiors before the sections are reconnected, etc., as necessary.</li> </ol>				
<p><b>Cultural Resources MM 4:</b> Prior to issuance of building permits, the applicant or designee shall submit plans and/or materials for CHB staff approval that detail the following:</p> <ol style="list-style-type: none"> <li>The detached garage shall match the style, materials, roof pitch and color(s), etc., of the Cooper House.</li> <li>A set of concrete stairs and walkway shall lead from the public sidewalk to the Cooper House front door, similar in design, colors and finish to other historic examples existing in the St. Andrews Terraces NCA.</li> <li>Proposed paint chips shall be submitted consistent with the architectural style of the Cooper House.</li> </ol>				
<p><b>Cultural Resources MM 5:</b> Prior to approval of the final inspection, the applicant shall submit a historic designation application to the City to repeal the Structure of Merit designation of the existing site at 3690 Adams Avenue and to request designation of the Cooper House as a Structure of Merit at the new site at 2909 Lime Street. The application shall be processed in accordance with procedures outlined in Title 20 of the Municipal Code, and staff shall initiate a rezone case to add the Cultural Resources Overlay Zone to the existing R-1-7000 zoning of the new site.</p>				
<p><b>Cultural Resources MM 6:</b> Prior to scheduling of the designation and rezone cases for City Council consideration, the applicant or designee shall work with CHB staff to develop interpretive plaque language and identify an appropriate location at 2909 Lime Street that is visible to the public. Language shall reference the original site and purpose of the Cooper House; the date of the St. Andrews Terraces tract; and that other homes have been relocated into the area. The approved plaque shall be fabricated and installed by the applicant or designee following successful designation of the Cooper House as a Structure of Merit at 2909 Lime Street.</p>				
<p>b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>5b. Response:</b> (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study)</p>				
<p><b>Less Than Significant Impact.</b> The project relocation site is a previously developed site which has had the upper layers of soil removed in the past and within an urbanized area. There is no potential for impacts associated with the relocation site. Due to construction date early in the 20<sup>th</sup> century and long period of habitation by persons engaged in a similar agricultural occupation on the existing site, there is a slight chance that the work to remove the house and clear the site at 3690 Adams may encounter unanticipated subsurface resources. With the following mitigation measure, the project will have a <b>less than significant impact</b> to an archeological resource pursuant to Section 15064.5 of the CEQA Guidelines.</p> <p><b>Cultural Resources MM 7: In the event that work to clear the old site under the necessary demolition permit encounters unanticipated archaeological resources, the work shall be halted in that area until the City is notified and a significance determination can be made by an archaeologist. The owner shall hire a qualified archaeologist to inspect and evaluate the significance of the discovery; make recommendations, if necessary, for any monitoring or mitigation; and prepare a written report, in compliance with all applicable state and local laws and regulations.</b></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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>5c. Response:</b> (Source: General Plan 2025 Policy HP-1.3)</p>				
<p><b>No Impact.</b> The project is located on a previously developed site within an urbanized area that is not known to be sensitive for paleontological resources and the nature of the project is minor to the point it would not affect resources if present. Therefore, the project will have <b>no impact</b> directly or indirectly on 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 checked="" type="checkbox"/>
<p><b>5d. Response:</b> (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity)</p>				
<p><b>No Impact.</b> The project is located on a previously developed site within an urbanized area whose pre-historic archaeological sensitivity is not high, and where the topsoil that formerly supported railroad bridge/abutments has been removed. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively to disturb any human remains, including those interred outside of formal cemeteries.</p>				
<p><b>6. GEOLOGY AND SOILS.</b></p>				
<p>Would the project:</p>				
<p>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6i. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones &amp; General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>No Impact.</b> 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 including California Historical Building Code regulations will ensure that <b>no impacts</b> 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"/>
<b>6ii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)</b>				
<b>No Impact.</b> 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 including California Historical Building Code regulations, impacts associated with strong seismic ground shaking will have <b>no impact</b> directly, indirectly and cumulatively.				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6iii. 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)</b>				
<b>No Impact.</b> The project site is located in an area with low potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – Figure PS-2. Compliance with the California Building Code including California Historical Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would have <b>no impact</b> directly, indirectly and cumulatively.				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6iv. 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)</b>				
<b>No Impact.</b> The project site and its surroundings have generally flat topography and are not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final PEIR. Therefore, there will be <b>no impact</b> related to landslides directly, indirectly and cumulatively.				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>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)</b>				
<b>No Impact.</b> The project does not involve any extensive grading and will be landscaped for a single family dwelling. As such, the project will have <b>no impact</b> resulting in substantial soil erosion or loss of topsoil directly, indirectly or 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<b>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)</b>				
<b>No Impact.</b> The project is not located on a geologic unit or soil that is unstable and will not cause soil to become unstable as the project will not involve any extensive grading. As such, the project will have <b>no impact</b> resulting in a geologic unit or soil becoming unstable resulting in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse either directly, indirectly or cumulatively.				
d. Be located on expansive soil, as defined in Table 18-1-B of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
the Uniform Building Code (1994), creating substantial risks to life or property?				
<p><b>6d. Response:</b> <i>(Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</i></p>				
<p><b>No Impact.</b> Expansive soil is defined under <i>California Building Code</i>. The soil type of the subject site is Hanford (See Figure 5.6-4 – Soils of the General Plan 2025 Program Final PEIR. Hanford soils are characterized as having a low shrink-swell potential. As such, the project site will have <b>no impact</b> resulting in substantial risks to life or property due to expansive soils either directly, indirectly or cumulatively.</p>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6e. Response:</b> <i>(Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)</i></p>				
<p><b>No Impact.</b> The project is served by sewer infrastructure. Therefore, the project will have <b>no impact</b>.</p>				

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<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>7. GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>7a. Response:</b></p> <p><b>No Impact.</b> The impact of buildout of the City’s General Plan 2025 related to GhGs was analyzed in the Final PEIR on pages 5.3-1 – pages 5.3-54, and was addressed in the Statement of Overriding Considerations for the General Plan. Pursuant to Public Resources Code Section 21083.3, this impact need not be analyzed further, because (1) the proposed project would result in an impact that was previously analyzed in the Final PEIR, which was certified by the City; (2) the proposed project would not result in any GhG impacts that were not addressed in the Final PEIR; (3) no substantial new information shows that impacts of the project will be more significant than described in the Final PEIR; and (4) the proposed project is consistent with the General Plan 2025.</p> <p>While Public Resources Code section 21083.3 requires that relevant mitigation measures from a General Plan EIR be imposed on a project that is invoking that section’s limited exemption from CEQA, the mitigation measures in the Final PEIR impose obligations on the City, not applicants, and so do not directly apply. Moreover, the proposed project will not result in a net increase in GhG emissions because it is so small in scope involving only the relocation of a house from one site in Riverside to another. Therefore, this project will have <b>no impact</b> with respect to GhG emissions.</p>				
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>7b. Response:</b></p> <p><b>Less Than Significant Impact.</b> 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 7a above, the project need not be analyzed further, because (1) the proposed project would result in an impact that was previously analyzed in the Final PEIR, which was certified by the City; (2) the proposed project would not result in any GhG impacts that were not addressed in the Final PEIR; (3) no substantial new information shows that impacts of the project will be more significant than described in the Final PEIR; and (4) the proposed project is consistent with the General Plan 2025. In addition, the project would comply with any applicable SCAQMD rules and regulations during construction. Therefore, the project will not conflict with any applicable plan, policy or regulation related to the reduction in the emissions of GhG and thus a <b>less than significant impact</b> will occur directly, indirectly and cumulatively in this regard.</p>				
<b>8. HAZARDS &amp; HAZARDOUS MATERIALS.</b> Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8a. Response:</b> <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan)</i></p> <p><b>No Impact.</b> The proposed project does not involve the transport, use, or disposal of any hazardous material because the use is an existing residence that will be relocated to another lot in Riverside. Therefore, the project will have <b>no impact</b> 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
the environment?				
<p><b>8b. Response:</b> (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><b>No Impact.</b> The proposed project does not involve the use of any hazardous materials. As such the project will have <b>no impact</b> directly, indirectly or cumulatively for creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>				
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8c. Response:</b> (Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code)</p>				
<p><b>No Impact.</b> The proposed project would relocate one residence within an urbanized area on a previously developed site surrounded by existing development. Moreover, the proposed project does not involve the handling of any hazardous materials, substances or waste within one-quarter mile of an existing school. Therefore, the project will have <b>no impact</b> regarding emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school directly, indirectly or cumulatively.</p>				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8d. Response:</b> (Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</p>				
<p><b>No Impact.</b> A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have <b>no impact</b> to creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8e. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas)</p>				
<p><b>No Impact.</b> The project site is not located within any airport land use plan area or compatibility zone. Therefore, the project will have <b>no impact</b> resulting in a safety hazard for people residing or working in the project area directly, indirectly or cumulatively.</p>				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8f. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas)</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>No Impact.</b> Because the proposed project is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have <b>no impact</b> directly, indirectly or cumulatively.</p>				
<p>g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8g. Response:</b> (Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)</p>				
<p><b>No Impact.</b> The project will not result in physical alterations to the project site that would impair implementation or physically interfere with an adopted emergency plan. Therefore, <b>no impact</b>, either directly, indirectly or cumulatively to an emergency response or evacuation plan will occur.</p>				
<p>h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8h. Response:</b> (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside’s EOP, 2002, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)</p>				
<p><b>No Impact.</b> The proposed project is located in an urbanized area where no wildlands exist and the property is not located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore <b>no impact</b> regarding wildland fires either directly, indirectly or cumulatively from this project will occur.</p>				
<p><b>9. HYDROLOGY AND WATER QUALITY.</b> Would the project:</p>				
<p>a. Violate any water quality standards or waste discharge requirements?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9a. Response:</b> (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving, GP 2025 FPEIR Figure 5.8-1)</p>				
<p><b>Less Than Significant Impact.</b> The proposed project is located within the Santa Ana River Watershed. The project will have minimal physical alterations to the project site but not of a magnitude that would violate water quality or water quality standards because the project involves relocating an existing home to a residential site. The permeable area and impervious surface areas of the project site will increase somewhat. A majority of the flows from the site will be captured in the on-street gutters and conveyed to retention basins for infiltration. Therefore, the project will have <b>less than significant impact</b> directly, indirectly or cumulatively to any water quality standards or waste discharge.</p>				
<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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9b. Response:</b> (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU Map of Water Supply Basins, RPU Urban Water Management Plan)</p>				
<p><b>No Impact.</b> The proposed project is located within the Riverside South Water Supply Basin. The project will not directly or indirectly deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>net deficit in aquifer volume or a lowering of the local groundwater table level as there are only minor physical alterations to the project site. The proposed project would relocate a residence within an urbanized area on a previously developed site surrounded by existing development. The relocated residence will be 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 <b>no impact</b> to groundwater supplies and recharge either directly, indirectly or cumulatively.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9c. Response:</b></p> <p><b>Less Than Significant Impact.</b> The project will not directly or indirectly result in physical alterations to the project site that would substantially alter the existing drainage patterns of the site because the project site is within an urbanized area on a previously developed site surrounded by existing development and no erosion or siltation on- or off-site will occur. Therefore, the project will have a <b>less than significant impact</b> directly, indirectly or cumulatively to existing drainage patterns.</p>				
<p>d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9d. Response:</b></p> <p><b>Less Than Significant Impact.</b> For same reasons in response 9c above.</p>				
<p>e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9e. Response:</b></p> <p><b>Less Than Significant Impact.</b> For same reasons in response 9c above.</p>				
<p>f. Otherwise substantially degrade water quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9f. Response:</b></p> <p><b>No Impact.</b> The project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area, (i.e. through grading, ground disturbance, structures or additional paving) that would create or contribute runoff water which would substantially degrade water quality because the project would relocate one residence within an urbanized area on a previously developed site. Therefore, the project will not degrade water quality and there will be <b>no impact</b> directly, indirectly or cumulatively.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9g. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps)</b></p> <p><b>No Impact.</b> A review of General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0726G Effective Date August 28, 2008) and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, shows that the minor construction project 1) is not located within or near a 100-year</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
flood hazard area; 2) not subject to dam inundation; and) does not involve the construction of housing. There will be <b>no impact</b> caused by this project directly, indirectly or cumulatively as it will not place housing within a 100-year flood hazard area.				
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"/>
<b>9h. Response:</b> (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps)				
<b>No Impact.</b> For same reasons in response 9g above.				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9i. Response:</b> (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps)				
<b>No Impact.</b> For same reasons in response 9g above.				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9j. Response:</b> (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)				
<b>No Impact.</b> Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, <b>no impacts</b> due to tsunamis will occur directly, indirectly or cumulatively.				
Additionally, the proposed project site and its surroundings is within an urbanized area not within proximity to Lake Mathews, Lake Evans, the Santa Ana River, Lake Hills, Norco Hills, Box Springs Mountain Area or any of the 9 arroyos which transverse the City and its sphere of influence. Therefore, <b>no impact</b> potential for seiche or mudflow exists either directly, indirectly or cumulatively.				
<b>10. LAND USE AND PLANNING:</b>				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10a. Response:</b> (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers)				
<b>No Impact.</b> The proposed project would relocate one residence within an urbanized area on a previously developed/improved site completely surrounded by existing development. The project can be considered an infill project as it would be served by fully improved public streets and other infrastructure. Further, the project is consistent with the General Plan 2025, the Zoning Code, the Subdivision Code and the Citywide Design and Sign Guidelines, and the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Therefore, no impact directly, indirectly or cumulatively to an established community will occur. The project is consistent with and fits 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, <b>no impact</b> directly, indirectly or cumulatively to an established community will occur.				
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10b. Response:</b> (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Downtown Specific Plan, Title 19 – Zoning Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Design and Sign Guidelines)</i>				
<p><b>No Impact.</b> The proposed project is an infill-type project consistent with the General Plan 2025 and Zoning Code. It is not located within other plan areas and it is not a project of Statewide, Regional, or Areawide significance. For these reasons this project will have <b>no impact</b> on an applicable land use plan, policy, or regulation directly, indirectly, or cumulatively.</p>				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>10c. Response:</b> <i>(Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Downtown Specific Plan, Title 19 – Zoning Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</i></p> <p><b>No Impact.</b> For same reasons in response 4f above.</p>				
<b>11. MINERAL RESOURCES.</b>				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>11a. Response:</b> <i>(Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</i></p>				
<p><b>No Impact.</b> The project does not involve extraction of mineral resources or grading activity. No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated in the General Plan 2025, specific plan or other land use plan. Therefore, the project will have <b>no impact</b> on mineral resources directly, indirectly or cumulatively.</p>				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>11b. Response:</b> <i>(Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</i></p>				
<p><b>No Impact.</b> 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 <b>no impact</b>.</p>				
<b>12. NOISE.</b>				
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12a. Response:</b> <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-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)</i></p>				
<p><b>Less Than Significant Impact.</b> The proposed project does not involve uses that would increase ambient noise levels as the</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>project would relocate one residence within an urbanized area on a previously developed/improved site completely surrounded by existing development. A temporary increase in noise levels due to the relocation of the residence may occur, as it will require the use of heavy equipment, which may exceed the noise standards established by Title 7 (Noise) of the Riverside Municipal Code. The exact amount of noise generated will be determined on the type and amount of equipment used for the relocation and is unknown at this time. Title 7 limits construction-type related activities in a residential neighborhood from 7:00 a.m. to 7:00 p.m. on weekdays, and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction noise is permitted on Sundays or federal holidays. Therefore, the project will have a <b>less than significant impact</b> on the exposure of persons to or the generation of noise levels in excess of established City standards 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>12b. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-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, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions)</p> <p><b>No Impact.</b> The proposed project does not involve uses or activities that would result in any exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. The project involves the relocation of a single family dwelling into an existing single family area. Construction will be of short duration and will not generate excessive noise. Standard conditions will apply that require the project to comply with all applicable codes and regulations, which include the City’s Noise Ordinance and construction hours. Therefore, the project will have <b>no impact</b> on the exposure of persons to the generation of excessive groundborne vibration or groundborne noise levels 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>12c. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-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)</p> <p><b>No Impact.</b> For same reasons in responses 12a and 12 b above.</p>				
<p>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12d. Response:</b> (Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report)</p> <p><b>No Impact.</b> See response 12.a above.</p>				
<p>e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>12e. Response:</b> (Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (1999))</p> <p><b>No Impact.</b> The proposed project is not located within an airport land use plan or within two miles of a public airport or</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
public use airport and as such will have <b>no impact</b> on people residing or working in the project area to excessive noise levels either directly, indirectly or cumulatively.				
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12f. Response:</b> <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</i>				
<p><b>No Impact.</b> Per the GP 2025 Program FPEIR, there are no private airstrips within the City that would expose people working or residing in the City to excessive noise levels. Because the proposed project consists of development anticipated under the General Plan 2025, is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have <b>no impact</b> directly, indirectly or cumulatively.</p>				
<b>13. POPULATION AND HOUSING.</b>				
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13a. Response:</b> <i>(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)</i>				
<p><b>No Impact.</b> The project is in an urbanized area and does not propose a new home, only a relocated home from another site in Riverside so it would not directly induce substantial population growth, and does not involve the addition of new roads or infrastructure that would indirectly induce substantial population growth. Therefore, this project will have <b>no impact</b> on population growth either directly or indirectly.</p>				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13b. Response:</b> <i>(Source: CADME Land Use 2003 Layer)</i>				
<p><b>No Impact.</b> The project will not displace existing housing, necessitating the construction of replacement housing elsewhere because the project site simply relocates an existing house to another site all within Riverside. Therefore, there will be <b>no impact</b> on existing housing requiring replacement housing either directly, indirectly or cumulatively.</p>				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13c. Response:</b> <i>(Source: CADME Land Use 2003 Layer)</i>				
<p><b>No Impact.</b> The project will not displace any people, necessitating the construction of replacement housing elsewhere because the house is vacant and is being relocated to a residential parcel. Therefore, this project will have <b>no impact</b> on displacing people, necessitating the need for replacement housing either directly, indirectly or cumulatively.</p>				



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>14. PUBLIC SERVICES.</b>				
<p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14a. Response:</b> (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)</p>				
<p><b>No Impact.</b> Adequate fire facilities and services are provided by existing fire stations. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, there will be <b>no impacts</b> on the demand for additional fire facilities or services either directly, indirectly or cumulatively.</p>				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14b. Response:</b> (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)</p>				
<p><b>No Impact.</b> Adequate police facilities and services are provided by the North Neighborhood Policing Center located at 4102 Orange Street 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.</p>				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14c. Response:</b></p>				
<p><b>No Impact.</b> Adequate school facilities and services are provided by the Riverside Unified School District to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Riverside Unified School District impact fees used to offset the impact of new development, there will be no impact on the demand for additional school facilities or services either directly, indirectly or cumulatively.</p>				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14d. Response:</b> (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)</p>				
<p><b>No Impact.</b> Adequate park facilities and services are provided in the Downtown Neighborhood to serve this project. 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 no impact on the demand for additional park facilities or services either directly, indirectly or cumulatively.</p>				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14e. Response:</b> (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)</p>				
<p><b>No Impact.</b> Adequate public facilities and services, including libraries and community centers, are provided in the Downtown Neighborhood to serve this project. 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.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>15. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>15a. Response:</b>  <b>No Impact.</b> The project will not result in an intensification of land use and therefore, there will be <b>no impact</b> on the demand for additional recreational facilities either directly, indirectly or cumulatively.				
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"/>
<b>15b. Response:</b>  <b>No Impact.</b> The project will not include new recreational facilities or require the construction or expansion of recreational facilities; therefore, there will be <b>no impact</b> directly, indirectly or cumulatively.				
<b>16. TRANSPORTATION/TRAFFIC.</b>				
Would the project result in:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16a. Response:</b>  <b>No Impact.</b> The project site is located on a previously developed/improved site where no increase in intensity of use resulting in any measurable increase in traffic would occur and therefore <b>no impact</b> directly, indirectly or cumulatively to the capacity of the existing circulation system will occur.				
b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16b. Response:</b> <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</i>				
<b>No Impact.</b> 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 <b>no impact</b> either directly, indirectly or cumulatively to the CMP.				

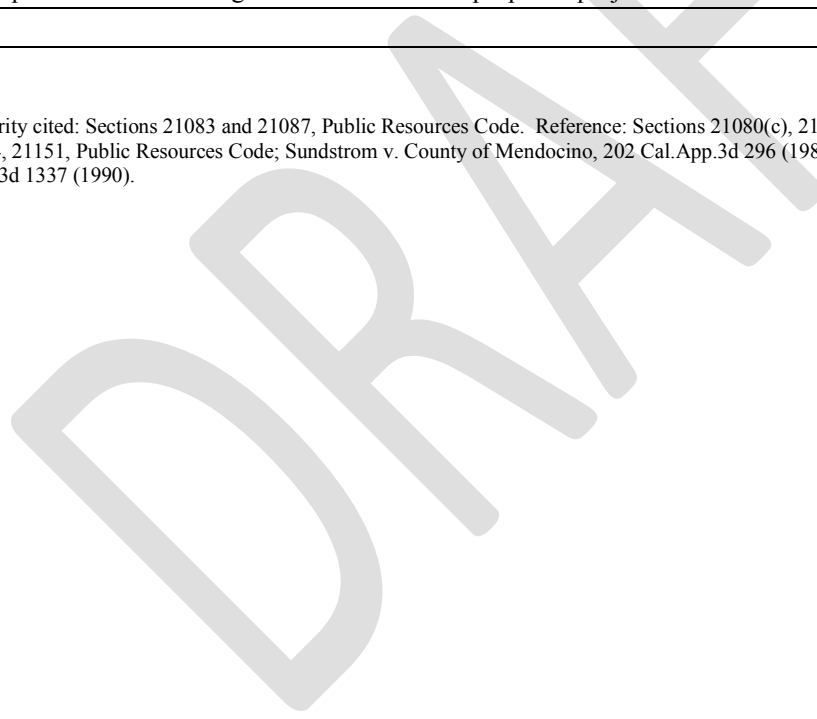
<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16c. Response:</b></p> <p><b>No Impact.</b> The project will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. It is not located within an airport influence area. As such, this project will have <b>no impact</b> directly, indirectly or cumulatively on air traffic patterns.</p>				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16d. Response:</b></p> <p><b>No Impact.</b> The project is located on a site that is within a developed area, where no site modifications will occur that would result in hazards due to design features such as intersection improvements, etc.. In addition, the proposed use is compatible with other uses in the area. As such, the project will have <b>no impact</b> 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><b>16e. Response: (Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)</b></p> <p><b>No Impact.</b> The project is located on a site that is currently developed, with all site improvements in place, and where no site modifications are proposed that would affect emergency access; therefore there will be <b>no impact</b> directly, indirectly or cumulatively to emergency access.</p>				
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16f. Response: (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!)</b></p> <p><b>No Impact.</b> The project is located on a site that is currently developed, with all site improvements in place, and where no site modifications will occur that would result in conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). As such, the project will have <b>no impact</b> directly, indirectly or cumulatively on adopted policies, plans, or programs supporting alternative transportation.</p>				
<p><b>17. UTILITIES AND SYSTEM SERVICES.</b></p>				
<p>Would the project:</p>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17a. Response:</b></p> <p><b>No Impact.</b> The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). The project is located on a site that is currently developed, where no site modifications are proposed that would affect wastewater treatment; therefore there will be <b>no impact</b> directly, indirectly or cumulatively to wastewater treatment.</p>				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant	<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
environmental effects?				
<p><b>17b. Response:</b> (Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, 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, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR)</p> <p><b>No Impact.</b> The project will not result in the construction of new or expanded water or wastewater treatment facilities. The project is consistent with the Typical Growth Scenario of the General Plan 2025 where future water and wastewater generation was determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). Therefore, the project will have <b>no impact</b> resulting in the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17c. Response:</b> (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</p> <p><b>No Impact.</b> The project is located on a previously developed/improved site within an urbanized area where no increase in impervious surfaces will occur beyond that which would be expected for a typical residential use or which would result in the construction of new storm water drainage facilities or the expansion of existing facilities. Therefore, the project will have <b>no impact</b> resulting in the construction of new storm water drainage facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
<p>d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17d. Response:</b> (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025, RPU Master Plan)</p> <p><b>No Impact.</b> The project will not exceed expected water supplies. The project is consistent with the General Plan 2025 Typical Growth Scenario where future water supplies were determined to be adequate (see Tables t.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the project will have <b>no impact</b> resulting in the insufficient water supplies either directly, indirectly or cumulatively.</p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17e. Response:</b> (Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Wastewater Integrated Master Plan and Certified EIR)</p> <p><b>No Impact.</b> The project will not exceed wastewater treatment requirements of (Regional Water Quality Control Board). The project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). Further, the current Wastewater Treatment Master Plan anticipates and provides for this type of project. Therefore, <b>no impact</b> to wastewater treatment directly, indirectly or cumulatively will occur.</p>				
<p>f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17f. Response:</b> (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<i>Generation from the Planning Area)</i>				
<b>No Impact.</b> The project is consistent with the General Plan 2025 Typical Build-out Project level where future landfill capacity was determined to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). Therefore, <b>no impact</b> to landfill capacity will occur directly, indirectly or cumulatively.				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>17g. Response:</b> (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)				
<b>No Impact.</b> The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all projects and 100% of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed project must comply with the City’s waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, <b>no impacts</b> related to solid waste statutes will occur directly, indirectly or cumulatively.				
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>18a. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, 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, and Page and Turnbull’s Riverside Library Secretary of The Interior’s Rehabilitation Standards Review, draft dated March 2013)				
<b>Less Than Significant with Mitigation.</b> Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study, and were all found to be <b>less than significant</b> . Additionally, potential impacts to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside’s history or prehistory were discussed in the Cultural Resources Section of this Initial Study, and were found to be <b>less than significant with mitigation</b> .				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>18b. Response:</b> (Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><i>Program)</i></p> <p><b>Less Than Significant Impact.</b> Because the project is consistent with the General Plan 2025, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed project beyond those previously considered in the GP 2025 FPEIR are <b>less than significant</b>.</p>				
<p>c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>18c. Response: (Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</b></p> <p><b>Less Than Significant Impact.</b> Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology &amp; water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of this initial study and found to be less than significant for each of the above sections. Based on the analysis and conclusions in this initial study, the project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed project are <b>less than significant</b>.</p>				

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



***Staff Recommended Mitigation Measures***

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
<p><b>Cultural Resources</b></p>	<p><b>Cultural Resources MM 1: Prior to issuance of a building permit to move the house, the applicant or designee shall comply with all requirements of the Building and Safety Division pursuant to Municipal Code Section 16.20 and any other regulations as necessary.</b></p>	<p>Prior to the issuance of a demolition and/or building permit.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval via plancheck and inspections.</p>
	<p><b>Cultural Resources MM 2: Prior to issuance of the required Over-the-Road House Move Permit, the applicant or designee shall provide to CHB staff a list describing all materials or features being temporarily removed for purposes of the house move. For all existing features that are to be removed and re-installed at the new site, the applicant or designee shall ensure the contractor has inventoried and numbered the features in their original locations, and has salvaged/stored said features for future re-installation. These may include pre-cut stone walls and columns, and concrete slab caps/coping on the porch; pre-cut stone and concrete slab caps/coping on the chimney(s); areas of wood trim; and window sashes if not protected in situ. Any additional features to be so treated shall be submitted to CHB staff for approval. The deteriorated rear stairs to the attic, and the side porch concrete stairs, may be removed without inventorying and disposed of since these stairs will be reconstructed.</b></p>	<p>Prior to the issuance of a demolition and/or building permit.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval via plancheck and inspections.</p>
	<p><b>Cultural Resources MM 3: All work involved in moving the house, building the foundation at the new site, reconnecting the three sections of the house and restoring the exterior, including any repairs necessary as a result of damage to the</b></p>	<p>Prior to approval of final inspection.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval via inspections.</p>

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

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p>house during the move, shall be completed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the satisfaction of the Historic Preservation Officer or Qualified Designee.</p> <ul style="list-style-type: none"> <li>a. The applicant or designee shall ensure that a reputable house moving company performs the preparation and relocation work using all appropriate mechanisms necessary to protect the house features and materials during the move.</li> <li>b. Features shall be restored and re-installed at the new site to match their original configuration, or be replaced like-for-like in materials, dimensions, colors, textures, finishes, and scoring patterns as appropriate, based on physical evidence and/or available pre-move photographs.</li> <li>c. The applicant or designee shall ensure that the house is protected after the move and before and during construction, which may include but is not limited to temporary site fencing, security, storage of features to be re-installed, and tarping over any exposed interiors before the sections are reconnected, etc., as necessary.</li> </ul> <p><b>Cultural Resources MM 4: Prior to issuance of building permits, the applicant or designee shall submit plans and/or materials for CHB staff approval that detail the following:</b></p> <ul style="list-style-type: none"> <li>a. The detached garage shall match the style, materials, roof pitch and color(s), etc., of the Cooper House.</li> </ul>	<p>Prior to the issuance of a building permit.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval via plancheck</p>



Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p>b. A set of concrete stairs and walkway shall lead from the public sidewalk to the Cooper House front door, similar in design, colors and finish to other historic examples existing in the St. Andrews Terraces NCA.</p> <p>c. Proposed paint chips shall be submitted consistent with the architectural style of the Cooper House.</p> <p><b>Cultural Resources MM 5: Prior to approval of the final inspection, the applicant shall submit a historic designation application to the City to repeal the Structure of Merit designation of the existing site at 3690 Adams Avenue and to request designation of the Cooper House as a Structure of Merit at the new site at 2909 Lime Street. The application shall be processed in accordance with procedures outlined in Title 20 of the Municipal Code, and staff shall initiate a rezone case to add the Cultural Resources Overlay Zone to the existing R-1-7000 zoning of the new site.</b></p> <p><b>Cultural Resources MM 6: Prior to scheduling of the designation and rezone cases for City Council consideration, the applicant or designee shall work with CHB staff to develop interpretive plaque language and identify an appropriate location at 2909 Lime Street that is visible to the public. Language shall reference the original site and purpose of the Cooper House; the date of the St. Andrews Terraces tract; and that other homes have been relocated into the area. The approved plaque shall be fabricated and installed by the applicant or designee following successful designation of the Cooper House as a Structure of Merit at 2909 Lime Street.</b></p>	<p>Prior to approval of final inspection.</p> <p>In conjunction with SOM designation application</p>	<p>Planning Division</p> <p>Planning Division</p>	<p>Compliance with Project Conditions of Approval via inspections.</p> <p>In conjunction with designation application, prior to final consideration by Council.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p><b>Cultural Resources MM 7: In the event that work to clear the old site under the necessary demolition permit encounters unanticipated archaeological resources, the work shall be halted in that area until the City is notified and a significance determination can be made by an archaeologist. The owner shall hire a qualified archaeologist to inspect and evaluate the significance of the discovery; make recommendations, if necessary, for any monitoring or mitigation; and prepare a written report, in compliance with all applicable state and local laws and regulations.</b></p>	<p>Prior to final inspection of original site</p>	<p>Planning/Building</p>	<p>Inspections</p>

DRAFT

P13-0361, Exhibit 6

**CULTURAL RESOURCES REPORT  
AND EVALUATION OF IMPACTS FOR THE PROPOSED RELOCATION  
OF THE WILLIAM A. COOPER HOUSE FROM 3690 ADAMS STREET  
TO 2909 LIME STREET, RIVERSIDE, RIVERSIDE COUNTY,  
CALIFORNIA**

Prepared for and by the City of Riverside  
Community Development Department  
Historic Preservation, Neighborhoods and Urban Design Division  
3900 Main Street, Third Floor  
Riverside, CA 92522

Teri Delcamp, Historic Preservation Senior Planner

**June 2013**

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## EXECUTIVE SUMMARY

The William A. Cooper House, located at 3690 Adams Street within the campus of California Baptist University (CBU), has been surveyed on a number of occasions and is a designated City Structure of Merit. It was first surveyed by Charles Hall Page & Associates, Inc. in 1977, and was designated as a Structure of Merit in 2002. In conjunction with CBU's preparation of plans to support a proposed campus Specific Plan and possible outcomes for the Cooper House specifically, the Cooper House was more intensively surveyed from 2008-2012 by Jennifer Mermilliod, M.A., Principal, JM Research & Consulting (JMRC).

The first draft cultural resource (CR) evaluation prepared in 2008 was for a non-specific potential demolition/redevelopment proposal for the Cooper House. Then, from 2009-2010, CR evaluations were completed for a planned rehabilitation of the Cooper House which culminated in CBU's submittal of a project to the City. In June 2010, CBU submitted applications for a Conditional Use Permit and Certificate of Appropriateness (P10-0372 and -0374) to rehabilitate and convert the residential Cooper House to use as an office. The applications were supported by a CR report. However, in October 2010 just prior to the anticipated City of Riverside Cultural Heritage Board (CHB) hearing to consider the project, CBU requested that the project be taken off calendar and put on hold. CBU had determined that another historic building on the campus, the A.C.E. Hawthorne House, would be appropriate to rehabilitate for office use.

In October 2011, CBU applied to designate the Hawthorne House, and it's only remaining associated windrow Eucalyptus tree, as a City Landmark (P11-0663). The City Council approved the designation of the A.C.E. Hawthorne House and related tree on January 17, 2012, as City Landmark #123. During this same time and since, CBU has pursued a long term effort to offer the Cooper House to anyone from the public who would relocate it. They also hosted the Cooper House on an Old Riverside Foundation historic home tour as further outreach. Although CBU has discussed and negotiated with several prospective entities to relocate the Cooper House, ultimately all but one party has withdrawn interest in the relocation project.

CBU has also been working with the City over the past three years to develop a Specific Plan to implement their campus master plan. As campus visioning and planning priorities coalesced over time in CBU's development of their long term master plan, updates to the CR evaluations and the analysis of potential impacts were completed by JMRC with regard to the Cooper House as well as other potential historic buildings and districts on the campus. The most recent evaluation in 2012 updated the prior surveys and found that the Cooper House continues to be significant. However, at the time the Specific Plan was completed and taken forward for approval, the ultimate disposition of the Cooper House was still unknown. The 2012 CR update provided the basis for mitigation measures incorporated into the CBU Specific Plan and its associated Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA). The Specific Plan was adopted by the City of Riverside City Council on March 26, 2013. The mitigation priority for the Cooper House was for relocation to reduce potential impacts to a less than significant level, finding that demolition would still be a significant impact under CEQA.

The City has worked diligently with CBU and their prospective entities to facilitate a successful relocation outcome for the Cooper House in order to avoid demolition. CBU has successfully entered into a contract with John and Jessica Dougherty to relocate the house to 2909 Lime Street. The City committed to preparing an update to the prior CR evaluations and analysis of impacts in support of the project. The purpose of this report is to provide update information and analysis of the relocation site since it was not previously identified or analyzed. This report is to be considered in conjunction with the prior JMRC reports; thus, much of the background,

context and significance information relating to the Cooper House history and its existing surroundings is not repeated here.

The City staff member who prepared the report was Teri Delcamp, Historic Preservation Senior Planner, who meets the Secretary of the Interior's Professional Qualifications Standards. Delcamp reviewed former evaluations and findings and, where necessary, performed intensive-level research to develop a more comprehensive context and evaluation for the current report. On June 12, 2013, Delcamp conducted a site survey of the relocation site, as well as the Cooper House to evaluate whether any significant changes in condition and/or integrity had occurred since the previous JMRC evaluation was completed. She recorded the results of the survey work on the appropriate State of California Historic Resources Inventory (DPR) forms (Appendix A), and prepared the final survey report in compliance with Title 20, CEQA, the *Secretary of the Interior's Standards* and in accordance with the City of Riverside's Cultural Resources Report requirements.

### ***William A. Cooper House***

The previous evaluations for the Cooper House Structure of Merit designation occurred under a prior version of Title 20 before it was amended in 2010. JMRC concurred that the historic significance of the Cooper House at its original site on Adams Street is associated with "its architectural character and integrity (formerly Criterion B) and...its contribution to an understanding of the agricultural and ranch history of the area (formerly Criterion E)." Additionally, JMRC's 2010 evaluation further identified the property's association with early 20th century poultry ranching in Arlington and the Wright and Huber families, horticulturists/inventors and poultry ranchers, respectively. The Cooper House retains "integrity in the aspects of location, design, materials, and workmanship." However, the residence does not retain "integrity of...setting, feeling, and association" with its original character due to the significant changes from "the early subdivision of the parcel, the disassociation of the residence" with its original inhabitants and use, and the intensive commercial and multi-family development that has occurred along the street and in the surrounding area.<sup>1</sup> The property continues to be eligible, and is designated, as a local Structure of Merit in its existing location. As part of the broader cultural resources survey for the overall CBU Specific Plan, JMRC also determined that the Cooper House was not associated with the development of the CBU campus. As such, it is not a contributor to the newly identified, eligible CBU campus historic district.

The initial draft CR evaluation by JMRC in 2008 considered potential impacts associated with either rehabilitation of the Cooper House or possible demolition since a project was not well-defined at that time. The CR report suggested possible alternatives to avoid impacts from demolition, including one that would "relocate the building to another portion of the same parcel (with similar setback), another agricultural- or non-agricultural-related parcel within the vicinity, another parcel within the city limits, or another parcel outside the city limits but within the jurisdiction of a historic resources ordinance under which it will remain eligible for designation." Even assuming the list of options was in priority order, it nevertheless presumed that relocation even outside the city with protections in place would maintain its historic significance. The reason given for this conclusion was that the Cooper House needed only to retain significance under at least one of the criteria, either B or E.

This report concurs with JMRC's previous findings of eligibility and status code assignment, in conjunction with the additional analysis for the identified receiver site. Relocation would at least retain integrity under the former Criterion B for its architectural character and integrity. Removal

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<sup>1</sup> Jennifer Mermilliod, "Cultural Resources Survey and Evaluation of Impacts for the Proposed Rehabilitation of the William A. Cooper House," July 2010, 27-28.

from its original location, even though the setting and context surrounding it had been altered, would disconnect the Cooper House from the agricultural and ranch history of that specific area, thus affecting its eligibility under former Criterion E. Because the Cooper House will retain its integrity and Structure of Merit designation eligibility at the new location with a California Historical Resource status code of 5 or above, it continues to be considered a historic resource under CEQA.

### ***Impacts***

The proposed project consists of the relocation and continued preservation and use of the Cooper House as a single family residence. No additions are proposed, and the intent of the project is to preserve the exterior character-defining features to the maximum extent possible. There will be some associated removal of certain elements and the house will most likely need to be divided into at least two sections to accommodate the physical move of the house. However, the project's intent and the conditions ensure that temporarily removed features will be inventoried and re-installed in their original location and configuration at the new site and that the house is restored with materials and features to match original where the sections are reconnected. All of the work will be required to follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Previous CR evaluations determined that the relocation of the Cooper House to another site would result in impacts that could be mitigated to a level that is less than significant in accordance with CEQA. These previous evaluations also concluded that the removal of the Cooper House would not adversely affect the integrity of the CBU campus potential historic district since the Cooper House is not a contributor to the district. The purpose of this report is to provide an updated evaluation to specifically consider the receiver site – which is within the boundary of the Northside Reconnaissance Survey Area and in close proximity to the existing St. Andrews Terraces Neighborhood Conservation Area (NCA) boundary – and any potential impacts that may be associated with relocating the Cooper House there. Consistency of the project with the General Plan MDR and Zoning R-1-7000 designations for the relocation site is also addressed. In addition, this report evaluates potential impacts on the integrity and historic significance of the Cooper House as a Structure of Merit at its proposed new location as briefly noted above. The findings of this report are that the relocation of the Cooper House will not adversely impact the character and significance of the St. Andrews Terraces NCA or other nearby resources, and that the Cooper House will remain eligible as a Structure of Merit. The project is consistent with land use and zoning of the relocation site and will not result in any adverse land use or cumulative impacts under CEQA. Recommendations and mitigation measures are included.

### ***Mitigation Measures***

The proposed relocation project was found to be consistent with the Secretary of the Interior's Standards and less than significant with mitigation incorporated in accordance with CEQA. The mitigation measures are discussed in the last section of this report. Some of these measures were previously identified by JMRC, and some are new and associated with this specific relocation request.

### ***Recommendations***

Because the applicant for the project is the owner of the receiver site who has entered into an agreement with CBU to relocate a structure that CBU owns, the mitigation measures necessarily relate to the applicant and the future of the Cooper House. Once the Cooper House is removed from its existing site, CBU will be able to implement future plans for the site in

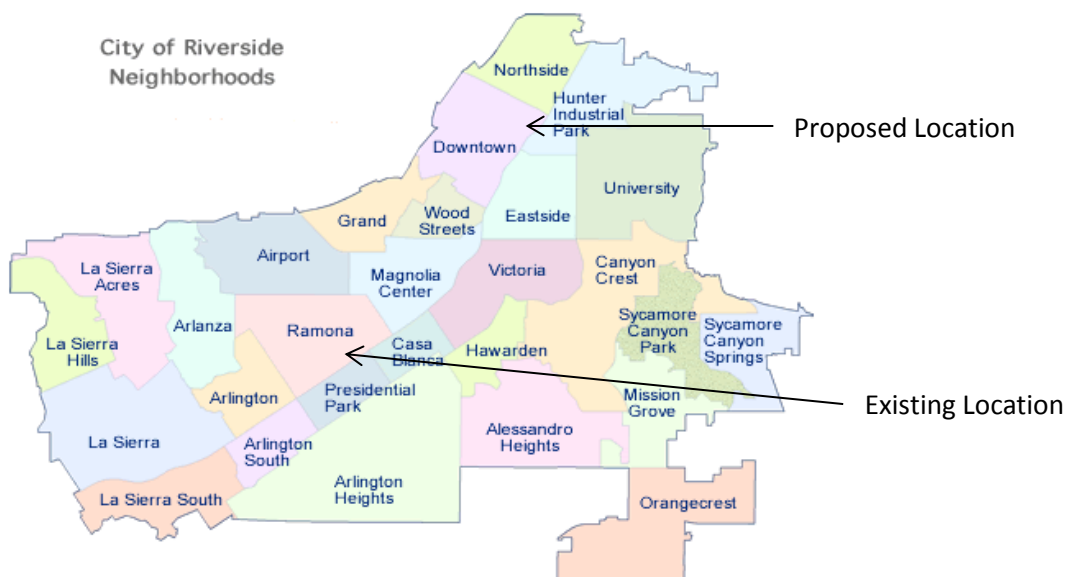
accordance with the approved CBU Specific Plan. However, there are some opportunities that are more global and relate to issues slightly distinct from the Cooper House as previously identified by JMRC. It is recommended that CBU and/or others pursue these in the future. In addition, the relocation of the Cooper House could affect the existing pine tree in the rear yard, for which CBU has mitigation responsibility pursuant to the adopted CBU Specific Plan. A recommendation to preserve the opportunity for mitigation implementation is also included at the end of this report.

## PROJECT DESCRIPTION

The project involves relocating the William A. Cooper House from its current location at 3690 Adams Street to 2909 Lime Street. In order to accomplish the move, the Cooper House will need to be divided into three sections: one, the front portion of the house, and the other two, the rear portion divided into halves. The house will be moved to the new site, and a new foundation built before setting the house sections and tying them down to the foundation. The intent is to inventory, number and remove individual stones and concrete slabs from the front porch and chimney for re-installation at the relocation site. The concrete steps and front porch would be re-poured to match existing. The wood stairs at the rear of the house, which provide the only access to the attic space, are deteriorated beyond repair and will be re-constructed after the move. Existing concrete steps at the right side of the house will also be re-constructed at the new site. All exterior features of the home are to remain, or to be replaced like-for-like if damaged during the move, and the house sections will be reconnected and restored in a manner that meets the Secretary of the Interior's Standards for the Treatment of Historic Properties. Other features that are anticipated at the relocation site include a new driveway, new two car garage built to standard specifications but clad and finished with materials and details to match the Cooper House, and landscaping. There are no proposed or necessary deviations from Title 19 zoning standards for the R-1-7000 zone district.

## PROJECT LOCATION AND SETTING

The project involves two locations within the city of Riverside. One, which is the original and current location of the home, is on the westerly side of Adams Street at 3690. The second is the relocation site, which is on the northerly side of Lime Street at 2909.



**Existing 3690 Adams Street and proposed 2909 Lime Street locations (City of Riverside, 2013)**



## Existing Location

Adams Street is within the City of Riverside's Ramona neighborhood. Adams runs north to south just east of the California Baptist University campus. The Ramona neighborhood was at the western edge of the Riverside when it was founded. The area has evolved since that time to include numerous homes and apartments built in the 1950s and 60s, as well as commercial and institutional uses. As noted by JMRC,<sup>2</sup> the site's location was rural in character in the latter part of the 19<sup>th</sup> and early 20<sup>th</sup> centuries, with agriculture including groves and poultry ranches the predominant use. Within the surrounding area of Adams Street is located a variety of uses including commercial, institutional and residential uses that also support CBU.



**Existing location at 3690 Adams Street (County and City of Riverside, 2013)**

## Proposed Location

The relocation site on Lime Street is located within the boundaries of the original St. Andrews Terraces subdivision. A portion of this subdivision has been designated as the St. Andrews Terraces Neighborhood Conservation Area (NCA). However, the relocation site is not within the boundary of the NCA. A reconnaissance survey was conducted for a portion of the Northside in 2005 through a Certified Local Government grant awarded to the City of Riverside. The survey consultant, JMRC, addressed the potential expansion of the St. Andrews Terraces NCA.<sup>3</sup> That survey determined there is an eligible St. Andrews Terraces Craftsman historic district, and it would expand the St. Andrews Terraces NCA to the west within a portion of the original Hewitt Place subdivision, to the south to include more of the St. Andrews Terraces subdivision, and would also include a portion of the Shugart Homestead Tract to the east.<sup>4</sup> The relocation site is not within the expanded St. Andrews Terraces boundary.

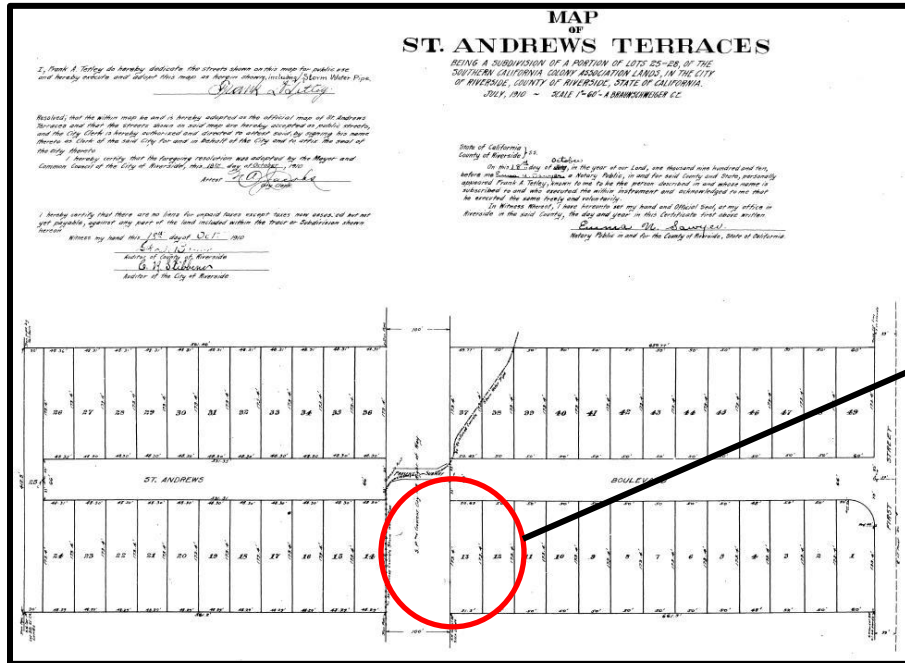
Within the St. Andrews Terraces subdivision map recorded in 1910, the specific relocation site was part of the mapped Southern Pacific and Crescent City Railroad rights-of-way. The other portion of the site currently addressed as 2909 Lime Street, which is already developed with a home, was originally Lot 13 of the St. Andrews Terraces Subdivision.

<sup>2</sup> Ibid., 16.

<sup>3</sup> Jennifer Mermilliod, "Reconnaissance Survey and Context Statement for a Portion of the Northside," September 2005.

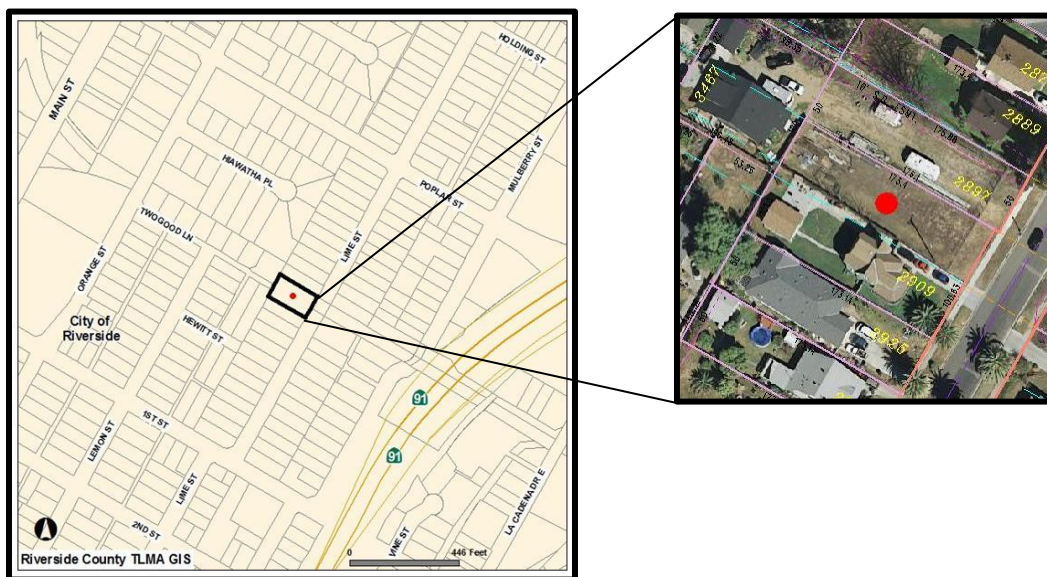
<sup>4</sup> Ibid., 95.

The applicants are acting on behalf of the owner, Jean Dougherty, who acquired the property at 2909 Lime Street, consisting of the original Lot 13 and a portion of the former railroad right-of-way, in 2004. In 2005, John and Jessica Dougherty relocated a Victorian house originally from Chino to 2909 Lime Street.



**1910 St. Andrews Terraces subdivision map and relocation site (City of Riverside, 2013)**

Several other homes have been relocated into the St. Andrews Terraces NCA and expansion area. The proposed site lot size is large enough to accommodate the Cooper House as a second dwelling unit, as well as an eventual parcel map to split the lot into two separate lots if desired in the future.



**Proposed location at 2909 Lime Street (County and City of Riverside, 2013)**



***Proposed relocation/receiver site at 2909 Lime Street. Photo at left is southerly portion with relocated Victorian home, photo at right is vacant northerly portion that will receive the Cooper House***

## **HISTORY AND CONTEXT OF RELOCATION SITE**

As noted previously, the proposed relocation site was mapped with the St. Andrews Terraces tract in 1910. The southerly portion of the site was a parcel and the northerly portion part of the Southern Pacific and Crescent City Railroad right-of-way. Prior to the subdivision, the tract was part of the original Southern California Colony Association Lands, specifically lots 25 and 28.

### ***Southern California Colony Association***

The Southern California Colony Association (SCCA) was incorporated in September 1870, and included former directors of the California Silk Center Association as well as John G. North and other colonizers who had come from the Midwest and the East “to form a colony of intelligent, industrious and enterprising people” in California. The SCCA members had finally decided on land in Riverside for their colony and purchased 4/7 of the Silk Center Association lands in the original Rancho Jurupa; the original Silk Center directors presumably owned the other 3/7.<sup>5</sup> In 1871, the land around the original townsite of Riverside was surveyed and parcelized into 10 acre lots by Goldworthy and Higbie, and the map was recorded in June 1871. Lots 25 and 28 of the map were to be re-subdivided four decades later in 1910, part of Lot 28 for the McMullen Subdivision, part of both lots for the Shugart Homestead Tract, and part by Frank A. Tetley for the St. Andrews Terraces map adjoining the Shugart land to the west. A year earlier in 1909, the Hewitt Subdivision was mapped just to the west in Lot 24 of the SCCA lands, and later subdivisions also occurred nearby (Noland Place, Lot 24, 1911; and Elliot’s Subdivision, Lot 27, 1912).

### ***Southern Pacific and Crescent City Railroad Right-of-Way***

The railroad right-of-way that formerly existed on a portion of the relocation site was noted on the St. Andrews Terraces subdivision map as belonging to Southern Pacific and the Crescent City Railroad. Much has been written elsewhere about these railroads, especially Southern Pacific, so a brief summary is provided here.

The Riverside-Portland Cement Company (RPCC) was founded in 1906 as the Southern California Cement Company. In 1907, RPCC was building its new plant at Crestmore, northwest

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<sup>5</sup> Tom Patterson, *A Colony for California*, 2<sup>nd</sup> ed. (Riverside, CA: The Riverside Museum Associates, 1996), 28, 41.

of Riverside, and built a standard gauge railroad line intended to transport company employees and supplies between Riverside and Crestmore. The railroad was called the Crescent City Railway Company (CCR).<sup>6</sup> Then, in 1908, CCR and the Riverside & Arlington Railway Company (R&A) entered into an agreement for R&A to lease CCR's tracks and for CCR to build tracks connecting the Crestmore line with R&A's existing tracks near Market and Houghton. The R&A had incorporated in 1887, and built a 6.5 mile line by 1888. Between 1888 and 1893, a small extension and a partial re-routing occurred on their line. In 1893, R&A had completed an almost mile long northerly extension to the original line. It was this extension that they desired to connect to the Crestmore line in 1908.

In the early years of the local railroad the cars were pulled by mules and horses, but in 1899 the railroad lines began to be switched over to electric. CCR electrified their tracks in 1908 and had several responsibilities according to the agreement with R&A. These included construction of track and overhead trolley line; maintenance of the connecting track and their own tracks; provision of dispatchers and telephone service; and giving priority on the tracks to R&A's electric rail cars since CCR was still using steam engines at that time. The almost four mile long line to Crestmore opened in May 1908, one to two years preceding the Hewitt Place and St. Andrews Terraces subdivisions. R&A was part of the 1911 consolidation of railroad companies to form the new Pacific Electric that was essentially controlled by Southern Pacific board of directors. Also in 1911, the CCR line was extended 2.4 miles to Bloomington; then another extension of 3.3 miles to Rialto was completed in 1914. The extended line provided an opportunity for Pacific Electric through service to Los Angeles. The CCR was ultimately owned by the Union Pacific Railroad and the right-of-way was abandoned in 1940.<sup>7</sup>

The Southern Pacific Railway Company (SP) was founded as a land holding company in San Francisco in 1865 for the purpose of creating a rail line to connect San Francisco and San Diego. In 1885, it leased the Central Pacific Railroad and went on to become one of the largest railroad companies in the United States. In 1892, SP brought a line into Riverside from Colton, which forked in two directions to follow the Atchison, Topeka & Santa Fe tracks south to the packinghouses and west across Main Street. From there it forked again to head north and south onto Market and Magnolia all the way to Arlington. As noted above, the 1911 consolidation essentially gave control of the former Pacific Electric (PE) to SP, and the new PE went on to become one of the world's largest interurban electric rail systems.

The St. Andrews Terraces and the McMullen maps both call out the rail lines as belonging to both the SP and the CCR. The advent of these rail lines, their electrification and the continued development of Riverside's agricultural and supporting industrial economy no doubt spurred the subdivisions and home-building within the lands that surrounded these rail lines as occurred elsewhere in the country at this time.

### ***St. Andrews Terraces***

The St. Andrews Terraces Neighborhood Conservation Area (NCA) was designated on April 18, 1990. According to the City's Historic Inventory Database and Historic District file, the NCA comprises 21 single-family residences on both sides of Lime Street north of First Street, within the address range 2925 to 3078 Lime Street according to the minutes of the NCA designation meeting. The properties of the NCA highlight the form, detail and materials of the Arts and Crafts Movement as the majority of properties were constructed in the Craftsman style in 1911

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<sup>6</sup> Kim Jarrell Johnson, *Images of America: Rubidoux* (Charleston, SC: Arcadia Publishing, 2007), 8.

<sup>7</sup> Ira L. Swett, ed., and R.E. Younghans, assoc. ed., "Riverside & Arlington," November 15, 1962, converted to web format by John Heller, August 1, 1996, Electric Railway Historical Association of Southern California website, accessed on June 13, 2013, <http://www.erha.org/r&a.htm#randa>; Jennifer Mermilliod, "Northside," 49.

and 1912. The NCA boundary terminates two lots south of the former railroad right of way. Lime Street was originally St. Andrews Boulevard until 1932 when the name was changed. Lots within the NCA are approximately 50 x 175 feet and the houses are generally set back from the street between 30 and 35 feet, with the a few exceptions including 3048-3050 Lime Street. Most residences have detached garages in the rear of the lot either accessed from the street or from the alley on the east side of Lime Street. Front yards are generally turfed and have sidewalks with parkway strips planted primarily with palms. Lime Street slopes downward moving north from First Street so that residences toward the north end of the NCA are slightly raised from street level. Several homes have concrete steps flanked by low retaining walls and walkways that extend to the front door from the sidewalk. The residences are mostly one to one-and-a-half stories in height and are primarily Craftsman/California Bungalow in style (constructed from 1911 to 1928, with the majority constructed from 1911-1912).

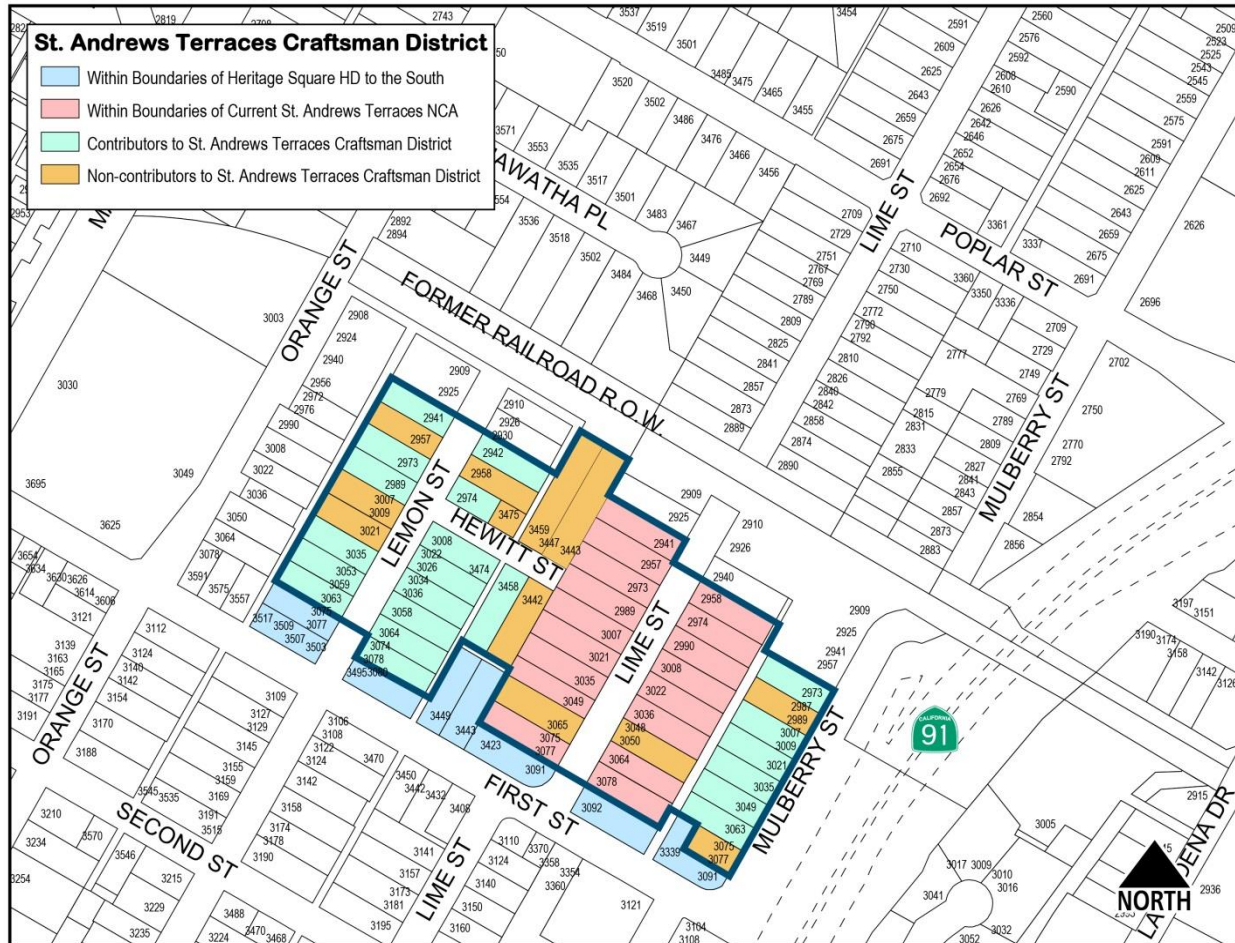


***St. Andrews Terraces Neighborhood Conservation Area as adopted April 1990***

When the area was re-surveyed with the Northside Reconnaissance survey for possible expansion, it was noted that the natural ravine and railroad right-of-way strip had acted as a barrier that effectively cut off the southern from the northern portions of the area. For most of the time that the railroad tracks were still present, Lime Street was an undercrossing. The removal of the tracks and bridge visually opened up Lime Street to the area north of the NCA. Along the right-of-way to the west of the project site between Orange and Lemon Streets, several compatible small bungalows were constructed as part of a larger project. Because the area was developed with grove homes before being subdivided, several homes in the area predate the St. Andrews Terraces tract. In addition, a few homes have been relocated into the NCA and adjacent area, some of which are designated as historic. The relocated homes include:

- 2909 Lime Street (ca. 1890, existing Victorian moved 2005 from its second location at 11756 Central Avenue, Chino; on the southern half of the proposed site)
- 2926 Lime Street (Guffin House, ca. 1899, from 3197 1st Street, east of the SR-91 freeway where it was Structure of Merit #95)
- 3092 Lime Street (Landmark #79, William Collier House, ca. 1897, from south of the Mile Square)

The eligible St. Andrews Terraces Craftsman district is bounded by Heritage Square Historic District to the south, the former SP and CCR right-of-way to the north, Mulberry Street to the east, and the west side of Lemon Street to the west. The eligible district includes 50 properties (38 contributors and 12 non-contributors) on Hewitt, Lemon, Lime, and Mulberry Streets. Most of the homes were constructed in the Craftsman style. The area was identified in the Northside Survey because it is significant as a cohesive group of residences that embody distinctive characteristics of the Arts and Crafts Movement.<sup>8</sup>



***Eligible St. Andrews Terraces Craftsman Historic District (which would eliminate 2925 and 2940 Lime Street from the NCA due to construction after period of significance)***

In addition to the relocated historic homes listed above, some of the earlier homes that are in or adjacent to the NCA and potential expanded district have also been designated as historic in their own right. These include three that relate to the Waite, Shugart and Hewitt family histories of the area that predate the St. Andrew’s Terraces subdivision:

- 3021 Lime Street (Structure of Merit #196, ca. 1906<sup>9</sup>)
- 3063 Lime Street (Structure of Merit #195, ca. 1911, although may have been the original home of L.C. Waite dating much earlier, before alterations)

<sup>8</sup> Jennifer Mermilliod, “Northside,” 130-132.

<sup>9</sup> Karen Renfro, personal communication; 1910 Sewer Connection Permit, City of Riverside Building and Safety Division Permit records.

- 3423 First Street (Structure of Merit #545, ca. 1926)
- 2973 Mulberry Street (Structure of Merit #179, Dr. Shugart House, ca. 1907, although may date much earlier, before alterations and relocation from its original site)
- 3121 Mulberry Street (Landmark #36, L.C. Waite House, ca. 1884 & 1890)
- 3050 Orange Street (Landmark #93, John J. Hewitt House, ca. 1885)

## ARCHITECTURAL DESCRIPTION

The following physical description of the William A. Cooper House was prepared by JMRC in 2010:

“This one-and-a-half story, wood-framed, single-family residence faces north from the south side of Adams Street between Magnolia Avenue and the Riverside Freeway. Currently vacant, the rectangular-shaped Craftsman Bungalow (1909) rests on what appears to be a raised, poured concrete wall foundation and is topped with a medium-pitched, cross-gabled roof covered with green composition shingles. Wide, open eaves with hand-shaped, exposed rafters shelter walls clad in wide clapboards. Similar vergeboards adorn wide gable ends supported by triangular knee braces, and a gabled front dormer matches in miniature form with the addition of trusses. Fenestration is varied, but consists mostly of single and paired wood-framed, double-hung sash with wood sills and aluminum-framed screens. Broad, flat trim boards are tapered on the façade where a broken, wood-framed fixed pane is topped by a decorative leaded transom in an elongated diamond pattern. Double-hung windows with matching leaded top sash flank a fixed pane in a tripartite assemblage on the right façade and in a gabled bay on the west elevation. On the front of the west elevation, a hopper or awning style window with the same leaded panes over an expanse of clapboard separates double-hung windows, giving the appearance of another tripartite grouping, and louvered windows are found on the rear of the same elevation before a side door with a raised concrete stoop. The front dormer and west gable end are filled with diamond-paned casement flanking paired wooden louvered vents; a shaped board at the base of the assemblage on the west elevation is missing from the dormer (removed between 1977 and 2002). An original, wood entry door with original hardware is punctuated at the top by a large diamond opening filled with beveled glass block and protected by an original wood door with a horizontally divided screen; the whole is flanked by tapered wood trim pieces. The front eave is slightly flared over a full-width concrete porch supported by four massive cut stone columns atop matching piers and scalloped wall. Shorter walls flank three wide, centered concrete porch steps, and a matching cut stone chimney is found on the front of the east elevation. All stone, which appears to be cast, has been laid in alternating courses of thick-thin-thick rectangular blocks, and slabs of smooth cement distinguish the top of walls, piers, columns, and chimney shoulders and height. Two walkways converge at the porch, one from the public sidewalk and parkway and one from the driveway to the west, which leads to a mature sugar pine tree (*Pinus lambertiana*) in the rear yard. The property is further landscaped with dormant turf, some shrubs, several mature fruit trees in the rear, and an apricot tree near the asphalt driveway on the west. An ancillary building documented in 2002 as a detached garage or carriage house is no longer extant. A chain link fence separates the rear yard, and a cinder block wall borders the rear property line. No other alterations or additions are visible, and the property maintains a high degree of integrity of location, design, materials, and workmanship. Integrity of setting, feeling, and association has been compromised.”<sup>10</sup>

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<sup>10</sup> Jennifer Mermilliod, “Cooper House,” 24.



***William A. Cooper House (1909), 3690 Adams Street taken June 2013***

During the 2013 site visit, all portions of the exterior and interior of the Cooper House were available and visible. There were only two noted features not included in the above description. Both have been present for a considerable period of time and/or are original. One is a wood stairway leading to a door at the attic level located on the rear elevation. There is no interior access to the attic, either by stairway, ladder or hatch, so this rear door and stairway provide the only entry to the non-habitable attic space. The other feature is a cut stone chimney with concrete cap (matching the full chimney on the east elevation) that projects from the front portion of the westerly roof slope.

The condition of the home was noted as fair. Some deterioration of wood clapboards, braces and rafter tails was evident. In addition, the concrete slab on the short stone wall flanking the right side of the front porch steps is broken but remains in situ, and the full chimney appears to be separating slightly from the wall.





*Cooper House details. Clockwise from top left: Deteriorated pot shelf below diamond light window/vent assembly at front gable; full chimney at left side, separating from wall; top of deteriorated wood stairs to attic at rear; pre-cut stone columns and walls at porch with shaped and slab concrete caps.*

## **GENERAL PLAN AND ZONING CONSISTENCY**

The General Plan land use designation for the relocation site is Medium Density Residential, MDR. The Cooper House will be used as a second dwelling unit to the existing Victorian home already on the site at 2909 Lime Street. The size of the lot and the site plan layout is such that the portion with the Cooper House could be subdivided off in the future to create a separate lot with its own single family dwelling. In both the near and potential future term, the project is consistent with the General Plan.

The zoning of the site is Single Family Residential, R-1-7000. There is no cultural resources overlay as this site is outside the boundaries of the NCA. The Zoning Code, Title 19 of the Riverside Municipal Code (RMC), establishes development standards for the lot. Second

dwelling units are allowed by right per Section 19.525 subject to certain criteria. The lot size and layout of the project, including the addition of a detached two-car garage, meet the minimum requirements for second dwelling units. Per the code, a covenant will be required to be recorded as a condition to ensure continued compliance with these requirements including that the property owner must live in either the primary or secondary dwelling unit. In the event that the owner decides to split off the portion of the lot with the Cooper House in the future, the site plan layout is such that the new lot and the siting of the Cooper House also meets all required development standards of the R-1-7000 zone for a single family home. The site will receive a Cultural Resources Overlay rezone once the house is moved and the Structure of Merit designation is completed.

## **EVALUATION OF SIGNIFICANCE AND INTEGRITY**

### ***Criteria for Significance***

The Cooper House is already designated as a local Structure of Merit and recent evaluations concur that it continues to meet the criteria for the designation at its existing, original site. Prior evaluations and mitigation measures approved with the CBU Specific Plan indicate that an option to relocate the house may still preserve a certain level of integrity. The current report provides the opportunity to evaluate the proposal to move the house to a specific location, and re-assess what significance, if any, the Cooper House may have at its new site once it is successfully relocated and restored. The level of significance also establishes the baseline for assessing impacts and developing appropriate mitigation measures.

Criteria for assessing the significance of a building, site or object, etc., are specified at the federal (National Register of Historic Places), state (California Register of Historical Resources) and local (City of Riverside Landmark, Structure of Merit and Historic District) levels.

#### National Register of Historic Places

Properties that are significant are ones:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

#### California Register of Historical Resources:

Significant properties are those that:

1. Are associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Are associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4).

## City of Riverside

A *City Landmark* is “any Improvement or Natural Feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.”

A *City Structure of Merit* is “any Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City;
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit.

*City Historic Districts* are those areas that have:

1. A concentration, linkage, or continuity of cultural resources, where at least fifty percent of the structures or elements retain significant historic integrity, (a “geographic Historic District”); or
2. a thematically-related grouping of cultural resources which contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a historic district by the Historic Preservation Officer or Qualified Designee, Board, or City Council or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a “thematic Historic District”).

In addition to either 1 or 2 above, a Historic District also:

3. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
4. Is identified with persons or events significant in local, State, or national history;
5. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
6. Represents the work of notable builders, designers, or architects;
7. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
9. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
10. Has yielded or may be likely to yield, information important in history or prehistory.

Although the City no longer designates Neighborhood Conservation Area (NCA) as separate types of districts, the NCA criteria are listed here for an understanding of the nearby St. Andrews Terraces NCA. An NCA was identified as an area that:

1. Provides a contextual understanding of the broader patterns of Riverside's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Represents established and familiar visual features of a neighborhood, community, or of the City;
3. Reflects significant development or geographical patterns, including those associated with different eras of settlement and growth; or
4. Conveys a sense of historic or architectural cohesiveness through its design, setting, materials, workmanship or association.

Under prior evaluations as noted previously, the William A. Cooper House was designated as a Structure of Merit under former criteria B ("Materially benefits the historic, architectural or aesthetic character of the neighborhood") and E ("Contributes to an understanding of contextual significance of a neighborhood, community or area"). JMRC updated the description of why the property is significant under the criteria (since the wording of the former criteria has been altered) as being significant under B for "its architectural character and integrity" and under E for "its contribution to an understanding of the agricultural and ranch history of the area."<sup>11</sup> JMRC consistently found that the Cooper House does not meet City Landmark or Historic District (specifically potential CBU Historic District), California Register or National Register eligibility criteria.

### ***Integrity***

For any property to be eligible for some type of designation, it needs to be significant under at least one of the criteria listed above but also needs to retain its historical integrity. The National Register of Historic Places Bulletin #15, *How to Apply the National Register Criteria for Evaluation*, discusses the seven aspects of integrity that a property must meet in order to be eligible for listing in the National Register. It also acknowledges that the type of significance that a property embodies has a bearing on which of the seven aspects of integrity are critical for a property to retain in order to be eligible. Even if a property is not eligible for the National

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<sup>11</sup> Ibid., 27.

Register, these aspects guide the evaluation of integrity for properties assessed at the other criteria levels:

- Location: where the historic building was built.
- Design: the combination of materials, details and elements that create the form and style of a building.
- Setting: the physical surroundings of a historic building and specifically, the character of the place in which the building fulfilled its historical role. It can involve how, not just where, the building is located and its relationship to the surrounding area.
- Materials: the physical elements that were combined at a particular time and in a particular way to form a historic building.
- Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: a property's expression of the aesthetic or historic sense of a particular period of time.
- Association: the direct link between an important historic event or person and a historic building or property.

The National Register of Historic Places also includes various other considerations for unique properties or special situations (i.e., cemeteries, buildings less than the National Register 50-year minimum age, and moved buildings, etc.). Again, even if a property is not eligible for specific listing in the National Register, these considerations provide guidance for integrity evaluations at other criteria levels.

In discussing integrity, significance and eligibility for moved properties, Bulletin #15 states that a moved building can still be eligible under architectural criteria (C under the National Register, 3 under the California Register, and 1, 3, 4 and 5 under the City Landmark criteria, etc.) if it is “significant primarily for architectural value.” The building generally must also retain integrity of design, materials, workmanship, feeling, and association. Although sometimes a building can retain its significance for associations with events or people, most often moving the building destroys the connection between it and its surroundings and it is no longer present in the place where the events occurred or where the significant person lived or worked. Moving buildings into groupings of other historic buildings, or into historic districts, can additionally create a false sense of history and historic development within an area.

As far as the integrity of the Cooper House at its existing original site, JMRC notes that while the house retains excellent integrity, the character of the original property and that of the surroundings has significantly changed over time. The property was originally a much larger Victorian grove property of about nine acres owned by horticulturist Frank Patton, who seemed to devote more time to his downtown hardware business than his grove, before the turn of the last century. Then the property was absorbed by the Wright family, prominent horticulturists and inventors, who owned adjacent groves. By 1908, the property was acquired by William A. Cooper who had his home built on the property in 1909 and used the surrounding land as a poultry ranch. Poultry ranching appears to be an important historical context for the Arlington area that has yet to be fully researched. Subsequent owners from 1912 on, including Samuel and Caroline Huber, continued to use the property as a poultry ranch. The Hubers owned the property from 1921 until Samuel’s death in 1948 and also had a dairy on the property. It was in 1959 that the major change to the size and use of the property occurred when Caroline Huber subdivided the property leaving the Cooper House on only about one half acre. The subdivision and sale facilitated the construction of Riverside Nursing and Convalescent Home, which was later deeded to the Rose Garden Village Foundation in 1962.<sup>12</sup> Rose Garden Village occupies

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<sup>12</sup> Ibid., 16.

the vast majority of the original property. Other development in the 20<sup>th</sup> century has altered the surrounding context as well, so that no visible remnant of the poultry ranching context remains in the immediate area.

Although noting that the more important historical criteria is E for its association with Arlington's poultry ranching context, JMRC acknowledges that "[o]nce a component of a rural landscape, this reduced 110'x196' lot is among a mix of single- and multi-family residential, commercial, and professional uses..."<sup>13</sup> JMRC goes on to find that

"the building retains exceptional integrity in the aspects of location, design, materials, and workmanship, but the integrity of its setting, feeling, and association have been reduced over time by the early subdivision of the parcel, the disassociation of the residence itself with the Wright and Huber families and an agricultural or ranch use, and the changing use along Adams Street and in the vicinity that has compromised the rural, agricultural community environment."<sup>14</sup>

The Cooper House existed basically in its current context, lot size and setting when it was found to be historic and designated as a Structure of Merit in 2002. This means that the baseline for integrity is not all seven aspects, but only the four aspects most associated with architecture. As discussed below, the project as mitigated will ensure the Cooper House continues to retain its integrity of design, materials and workmanship. While it will not retain its integrity of location, it will regain integrity of feeling associated with its architecture at the new site. These are the most critical aspects of integrity for architectural significance.

## **POTENTIAL IMPACTS AND MITIGATION MEASURES**

In this particular case, the project is not primarily evaluating the integrity and significance of a building that has already been moved because the move has not yet occurred. The question of whether the proposed relocation affects the integrity and significance of the Cooper House is evaluated under the Secretary of the Interior's Standards for the Treatment of Historic Properties. However, the criterion considerations for moved buildings provides a guiding framework for decisions about consistency with the Standards and any potential impacts. Because part of the evaluation about impacts and mitigation depends on whether the Cooper House will retain its Structure of Merit eligibility at the new site, this report conflates the evaluation of impacts with an anticipated statement of significance at the new site once it is relocated.

### ***Potential Impacts***

The potential impacts from the project have to do with effects on the significance of the Cooper House, effects on the significance of the St. Andrews Terraces NCA and eligible St. Andrews Terraces Craftsman Historic District, and effects on the physical integrity of the Cooper House and future preservation of it as a resource.

The Cooper House is a designated Structure of Merit in the City of Riverside. Its significance derives partly from its architecture and integrity of design and materials, and partly from its tenuous ability to convey information about its original agricultural and poultry ranching context. Prior and current evaluations acknowledge that the existing setting and context has been compromised. While the integrity of feeling and association with the ranching context is no longer present, there is still integrity of feeling and association with the home's architecture.

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<sup>13</sup> Ibid.

<sup>14</sup> Ibid, 28.

Moving a historic building to a different site obviously affects the integrity of location. However, National Register of Historic Places guidance regarding integrity notes that the most important aspects for architectural significance of a moved building are design, materials, workmanship, feeling, and association. JMRC's prior draft evaluation in 2008 discussed alternatives for the Cooper House since its disposition was tenuous at the time. The report concluded that since the Cooper House was equally eligible under two Structure of Merit criteria, the home would remain eligible as long as it continued to meet at least one criterion. One of the alternatives proposed that could ensure this outcome was

“a program...to relocate the building to another portion of the same parcel (with similar setback), another agricultural- or non-agricultural-related parcel within the vicinity, *another parcel within the city limits*, or another parcel outside the city limits but within the jurisdiction of a historic resources ordinance under which it will remain eligible for designation.”<sup>15</sup> (Emphasis added)

The current project proposes to implement one of the above alternatives, that of relocating the Cooper House to a different site still within the City of Riverside. Given the Cooper House is significant for architecture, its relocation to the proposed site will not adversely affect its historical significance. The character of the relocation site is more reflective of early 20<sup>th</sup> century residential development than of a remnant agricultural property. However, the style, age and massing of the Cooper House is very compatible with the surrounding area, especially the St. Andrew's Terraces NCA. It is also possible to acknowledge the former poultry ranching historical context, location, setting and association by means other than retaining the Cooper House on its original site.

While the proposed relocation site is outside the boundaries of the St. Andrews Terraces NCA, and not within the proposed extension for the St. Andrews Terraces Craftsman Historic District, the Cooper House architecture and era of construction is similar to many of the original homes within the area. The proposed siting of the house on the lot will provide a 30 foot setback and allow a detached garage in the rear of the lot, typical of the NCA. The provision of a walkway and stairs to the porch similar to historic sites in the NCA will enhance the compatibility. The relocation of the Cooper House to the relocation site could, thus, create a false sense of history to the public if they are unaware of the history. It is possible to mitigate for this potential and to address any existing false sense of history stemming from the homes already relocated into the area.

The physical relocation of the Cooper House is not intended to result in any significant physical alterations to the house after it is moved and restored on its receiver site. However, a number of unanticipated instances can occur during a move, and a variety of methods for dismantling the porch and reconnecting and restoring the home could be used. Moreover, the removal of the house from its existing location effectively removes the designation and the protection and assurance of future preservation from the designation of the Cooper House.

### ***Secretary of the Interior's Standards for the Treatment of Historic Properties***

Since the project involves the relocation of a building, the treatment category under the Secretary of the Interior's Standards is Rehabilitation. Rehabilitation involves alterations that preserve historic integrity while at the same time facilitating a new use or addition, etc., which

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<sup>15</sup> Jennifer Mermilliod, “First Draft, Cultural Resources Survey and Evaluation of Impacts for the Proposed Demolition/Redevelopment of 3690 Adams Street, 231-040-007, Riverside, County of Riverside, California,” February 2008, 17.

will ensure the long term viability and preservation of the structure. Below are the Rehabilitation standards and analysis of whether and how the project meets these standards:

*1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The Cooper House will continue to be used for a residence as it was historically, with preservation of its distinctive materials and features. The historical spatial relationships have been significantly altered, but the new location creates a compatible setting context.

*2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic architectural character of the Cooper House will be retained and preserved. Its distinctive materials and features will not be removed, except temporarily. Mitigation measures will be included to ensure the appropriate inventory and reinstallation of the temporarily removed features, as well as repair of any other features damaged during the relocation process. The historical spatial relationships have been significantly altered, but the new location creates a compatible setting context. Due to the compatibility of the Cooper House with the nearby St. Andrews Terraces NCA, there will be no adverse impacts to the NCA itself other than discussed in the next item.

*3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The project does not propose adding conjectural features or elements that would create a false sense of historical development. However, relocating the Cooper House to the new site near the St. Andrews Terraces NCA could potentially create a false sense of history since the architecture of the Cooper House is consistent with the majority of the homes in the NCA. A handful of other homes have also been moved into the area. A mitigation measure will be included to create a general interpretive plaque visible to the public that clarifies the history of the house.

*4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

There are no significant changes that have occurred to the Cooper House that need to be retained and preserved. Exterior access to the attic may have been a later addition, although the stairs are not historic in their own right, and this access will be retained at the new site.

*5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The project intends to move the Cooper House so that all of its materials, features, finishes, and construction techniques or examples of craftsmanship are preserved. The move itself will require the house to be divided into three sections, and temporary removal of features including but not necessarily limited to the cut stone porch and chimneys. The project plans and mitigation measures ensure that these features are inventoried and reinstalled in original manner and locations; that the home is secured



and protected from the elements while it is being set on a foundation, reconnected and restored at the new site; that any damaged features are repaired or replaced like-for-like; and that all work is done consistent with the Secretary of the Interior's Standards.

*6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

As-built plans and photographic documentation have been completed for the Cooper House. Mitigation measures ensure that historic features will be repaired rather than replaced, or replaced like-for-like if deteriorated or damaged beyond repair.

*7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Chemical or physical treatments are not necessary for the project.

*8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Given the long term habitation of the Cooper House at its existing original site, there is a slight possibility that subsurface historic artifacts may be present. However, the size and extent of the original site has been significantly reduced over time so the chances that any historic trash or other deposits exist in proximity to the house itself are slim. However, in the event that the removal of the home and work to restore the site in accordance with Building and Safety standards encounters unanticipated subsurface resources, a mitigation measure requires an archaeologist to evaluate the significance of the discovery and proceed in accordance with all applicable regulations.

*9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

No new additions or exterior alterations are proposed to the Cooper House. The proposed new garage will be detached and located to the rear of the home. Exterior design and materials will be compatible with the Cooper House architecture.

*10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

See response to #9 above.

Based on the analysis above, the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties under the Rehabilitation treatment category.

### **Mitigation Measures**

As indicated in the previous sections, there are some potential impacts associated with the project. The proposed mitigation measures below will reduce these potential impacts to a less than significant level.

1. Prior to issuance of a building permit to move the house, the applicant or designee shall comply with all requirements of the Building and Safety Division pursuant to Municipal Code Section 16.20 and any other regulations as necessary.
2. Prior to issuance of the required Over-the-Road House Move Permit, the applicant or designee shall provide to CHB staff a list describing all materials or features being temporarily removed for purposes of the house move. For all existing features that are to be removed and re-installed at the new site, the applicant or designee shall ensure the contractor has inventoried and numbered the features in their original locations, and has salvaged/stored said features for future re-installation. These may include pre-cut stone walls and columns, and concrete slab caps/coping on the porch; pre-cut stone and concrete slab caps/coping on the chimney(s); areas of wood trim; and window sashes if not protected in situ. Any additional features to be so treated shall be submitted to CHB staff for approval. The deteriorated rear stairs to the attic, and the side porch concrete stairs, may be removed without inventorying and disposed of since these stairs will be reconstructed.
3. All work involved in moving the house, building the foundation at the new site, reconnecting the three sections of the house and restoring the exterior, including any repairs necessary as a result of damage to the house during the move, shall be completed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the satisfaction of the Historic Preservation Officer or Qualified Designee.
  - a. The applicant or designee shall ensure that a reputable house moving company performs the preparation and relocation work using all appropriate mechanisms necessary to protect the house features and materials during the move.
  - b. Features shall be restored and re-installed at the new site to match their original configuration, or be replaced like-for-like in materials, dimensions, colors, textures, finishes, and scoring patterns as appropriate, based on physical evidence and/or available pre-move photographs.
  - c. The applicant or designee shall ensure that the house is protected after the move and before and during construction, which may include but is not limited to temporary site fencing, security, storage of features to be re-installed, and tarping over any exposed interiors before the sections are reconnected, etc., as necessary.
4. Prior to issuance of building permits, the applicant or designee shall submit plans and/or materials for CHB staff approval that detail the following:
  - a. The detached garage shall match the style, materials, roof pitch and color(s), etc., of the Cooper House.
  - b. A set of concrete stairs and walkway shall lead from the public sidewalk to the Cooper House front door, similar in design, colors and finish to other historic examples existing in the St. Andrews Terraces NCA.
  - c. Proposed paint chips shall be submitted consistent with the architectural style of the Cooper House.
5. Prior to approval of the final inspection, the applicant shall submit a historic designation application to the City to repeal the Structure of Merit designation of the existing site at 3690 Adams Avenue and to request designation of the Cooper House as a Structure of Merit at the new site at 2909 Lime Street. The application shall be processed in accordance with procedures outlined in Title 20 of the Municipal Code, and staff shall

initiate a rezone case to add the Cultural Resources Overlay Zone to the existing R-1-7000 zoning of the new site.

6. Prior to scheduling of the designation and rezone cases for City Council consideration, the applicant or designee shall work with CHB staff to develop interpretive plaque language and identify an appropriate location at 2909 Lime Street that is visible to the public. Language shall reference the original site and purpose of the Cooper House; the date of the St. Andrews Terraces tract; and that other homes have been relocated into the area. The approved plaque shall be fabricated and installed by the applicant or designee following successful designation of the Cooper House as a Structure of Merit at 2909 Lime Street.
7. In the event that work to clear the old site under the necessary demolition permit encounters unanticipated archaeological resources, the work shall be halted in that area until the City is notified and a significance determination can be made by an archaeologist. The owner shall hire a qualified archaeologist to inspect and evaluate the significance of the discovery; make recommendations, if necessary, for any monitoring or mitigation; and prepare a written report, in compliance with all applicable state and local laws and regulations.

#### **STATEMENT OF SIGNIFICANCE**

The Cooper House in its original location at 3690 Adams Street has been well-documented by prior cultural resource evaluations. Moreover, the property is a designated City Structure of Merit, having been found significant in 2002 under former criteria B and E for its architectural character and integrity and its association with Arlington's agricultural/ranching history. The property was associated with families that built and occupied it, primarily the Coopers and the Hubers, who used the property for a residence, poultry ranching and a dairy over the course of five decades. For that time period, the Cooper House was associated with the early 20<sup>th</sup> century agricultural and poultry ranching history of Arlington. The residence is a good example of the Craftsman architectural style applied at a modest scale, but with some vestiges of earlier Victorian detailing found in the simple stickwork or trusses at the front gable, more formal pre-cut rough-faced ashlar stone work; and diamond and leaded light windows. It retains its integrity of location, design, materials and workmanship, as well as feeling and association with its Craftsman architectural style. In contrast, the Cooper House has lost its integrity of setting, feeling and association with poultry ranching and agriculture by the reduction of the original nine acre property to only a half-acre, as well as the significant amount and character of modern development surrounding the home and along Adams Street.

In its new location, the Cooper House will have lost its integrity of location. However, following implementation of the required mitigation measures to ensure that the project is completed in accordance with the Secretary of the Interior's Standards, the Cooper House will retain its integrity of design, materials and workmanship, as well as feeling and association with its Craftsman architectural style. The current evaluation concurs with prior determinations that relocation within the City of Riverside is an alternative that preserves historical significance of the Cooper House as it will still be eligible for designation under at least one local criterion. In accordance with Title 20 criteria (RMC §20.50.010.FF), the Cooper House is eligible as a Structure of Merit under criterion 4 because it contributes to the broader understanding of the historical and architectural heritage of the City; it retains sufficient integrity; and it embodies distinctive characteristics of a style, type and period of construction. The significance of the home does not appear to meet California Register of Historical Resources or National Register of Historic Places criteria (1/A, 2/B, 3/C or 4/D). Although the house is compatible in character, the property is located outside existing and proposed boundaries of eligible districts associated

with the St. Andrews Terraces area development. Therefore, a status code that represents the Cooper House's eligibility for designation as a Structure of Merit at its new location has been assigned: 5S2 – individual property that is eligible for local listing or designation. Upon the conclusion of the relocation and Structure of Merit designation, the DPR form should be revised with an update sheet to reflect the final disposition as well as a revised status code acknowledging its designation.

## **RECOMMENDATIONS**

1. As noted in previous studies, there is no apparent geographical district on the portion of Adams Street containing the Cooper House, but the potential for a poultry ranching thematic district in Arlington may exist. As originally recommended by JMRC, a focused survey of poultry-related former ranch properties in Arlington, including the development of a historic context statement, within which to better evaluate rural Arlington properties in the future, may be a suitable candidate for a future grant-funded project initiated by the City of Riverside. Alternatively, CBU or others could pursue such a study to further develop the historical context around the CBU campus and nearby areas.
2. Although not a mitigation measure for this project, the following is a mitigation measure approved with the CBU Specific Plan: "The mature pine tree located in the rear yard [of the Cooper House] should be evaluated by a qualified Consulting Arborist for health and stability. If feasible, the tree should be preserved in place, protected during all construction activities, and incorporated in situ into the successive proposed projects for this site." The reason for including this as a recommendation is to remind all parties of this measure so that the tree is protected during the preparation and removal of the Cooper House, and to allow CBU to comply with the mitigation measure in the future.
3. With the development of the parking lot and future residential uses on the former site of the Cooper House, it is recommended that an interpretive plaque or exhibit, as appropriate, is developed for approval by CHB staff to commemorate the Cooper House and the larger historical context of agriculture and poultry ranching in Arlington. The plaque would be installed on, in or nearby the site of the Cooper House or other location in consultation with CHB staff.

## BIBLIOGRAPHY

Johnson, Kim Jarrell. *Images of America: Rubidoux*. Charleston, SC: Arcadia Publishing, 2007.

Mermilliod, Jennifer. "Cultural Resources Survey and Evaluation of Impacts for the Proposed Rehabilitation of the William A. Cooper House." July 2010.

---"First Draft, Cultural Resources Survey and Evaluation of Impacts for the Proposed Demolition/Redevelopment of 3690 Adams Street, 231-040-007, Riverside, County of Riverside, California." February 2008.

--- "Reconnaissance Survey and Context Statement for a Portion of the Northside." September 2005.

Patterson, Tom. *A Colony for California*, 2<sup>nd</sup> ed. Riverside, CA: The Riverside Museum Associates, 1996.

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Swett, Ira L., ed., and R.E. Younghans, assoc. ed. "Riverside & Arlington," November 15, 1962. Converted to web format by John Heller, August 1, 1996. *Electric Railway Historical Association of Southern California*. Accessed on June 13, 2013. <http://www.erha.org/r&a.htm#randa>.

## APPENDIX A

\*Recorded by: Teri Delcamp

\*Date: June 20, 2013  Continuation  Update

**\*P11. Report Citation:**

Delcamp, Teri. Cultural Resources Report and Evaluation of Impacts for the Proposed Relocation of the William A. Cooper House from 3690 Adams Street to 2909 Lime Street, Riverside, Riverside County, California. June 2013. On file in the City of Riverside, Community Development Department, Historic Preservation, Neighborhoods and Urban Design Division.

**\*P3a. Description:**

The current update to prior evaluations of the Cooper House is related to a project that involves relocating the William A. Cooper House from its current location at 3690 Adams Street to 2909 Lime Street. The relocation site on Lime Street is located within the boundaries of the original St. Andrews Terraces subdivision. A portion of this subdivision has been designated as the St. Andrews Terraces Neighborhood Conservation Area (NCA). However, the relocation site is not within the boundary of the NCA. A reconnaissance survey was conducted for a portion of the Northside in 2005 through a Certified Local Government grant awarded to the City of Riverside. The survey consultant, JMRC, addressed the potential expansion of the St. Andrews Terraces NCA. That survey determined there is an eligible St. Andrews Terraces Craftsman historic district, and it would expand the St. Andrews Terraces NCA to the west within a portion of the original Hewitt Place subdivision, to the south to include more of the St. Andrews Terraces subdivision, and would also include a portion of the Shugart Homestead Tract to the east. The relocation site is not within the expanded St. Andrews Terraces boundary.

In order to accomplish the move, the Cooper House will need to be divided into three sections: one, the front portion of the house, and the other two, the rear portion divided into halves. The house will be moved to the new site, and a new foundation built before setting the house sections and tying them down to the foundation. The intent is to inventory, number and remove individual stones and concrete slabs from the front porch and chimney for re-installation at the relocation site. The concrete steps and front porch would be re-poured to match existing. The wood stairs at the rear of the house, which provide the only access to the attic space, are deteriorated beyond repair and will be re-constructed after the move. Existing concrete steps at the right side of the house will also be re-constructed at the new site. All exterior features of the home are to remain, or to be replaced like-for-like if damaged during the move, and the house sections will be reconnected and restored in a manner that meets the Secretary of the Interior's Standards for the Treatment of Historic Properties. Other features that are anticipated at the relocation site include a new driveway, new two car garage built to standard specifications but clad and finished with materials and details to match the Cooper House, and landscaping.

During the recent site visit, some features and updated conditions were noted. There were only two noted features not included in the prior description prepared by JMRC in 2010. Both features have been present for a considerable period of time and/or are original. One is a wood stairway leading to a door at the attic level located on the rear elevation. There is no interior access to the attic, either by stairway, ladder or hatch, so this rear door and stairway provide the only entry to the non-habitable attic space. The other feature is a cut stone chimney with concrete cap (matching the full chimney on the east elevation) that projects from the front portion of the westerly roof slope. The condition of the home was noted as fair. Some deterioration of wood clapboards, braces and rafter tails was evident. In addition, the concrete slab on the short stone wall flanking the right side of the front porch steps is broken but remains in situ, and the full chimney appears to be separating slightly from the wall.

**\*B10. Significance:**

The Cooper House (1909) in its original location at 3690 Adams Street has been well-documented by prior cultural resource evaluations. Moreover, the property is a designated City Structure of Merit, having been found significant in 2002 under former criteria B and E for its architectural character and integrity and its association with Arlington's agricultural/ranching history. The property was associated with families that built and occupied it, primarily the Coopers and the Hubers, who used the property for a residence, poultry ranching and a dairy over the course of five decades. For that time period, the Cooper House was associated with the early 20<sup>th</sup> century agricultural and poultry ranching history of Arlington. The residence is a good example of the Craftsman architectural style applied at a modest scale, but with some vestiges of earlier Victorian detailing found in the simple stickwork or trusses at the front gable, more formal pre-cut rough-faced ashlar stone work; and diamond and leaded light windows. It retains its integrity of location, design, materials and workmanship, as well as feeling and association with its Craftsman architectural style. In contrast, the Cooper House has lost its integrity of setting, feeling and association with poultry ranching and agriculture by the reduction of the original nine acre property to only a half-acre, as well as the significant amount and character of modern development surrounding the home and along Adams Street.

\*Recorded by: Teri Delcamp

\*Date: June 20, 2013  Continuation  Update

**\*B10. Significance, cont.:**

The proposed relocation site at 2909 Lime Street was mapped with the St. Andrews Terraces tract in 1910. The southerly portion of the site was a parcel and the northerly portion part of the Southern Pacific and Crescent City Railroad right-of-way. Prior to the subdivision, the tract was part of the original Southern California Colony Association Lands, specifically lots 25 and 28.

The Southern California Colony Association (SCCA) was incorporated in September 1870, and included former directors of the California Silk Center Association as well as John G. North and other colonizers who had come from the Midwest and the Eastern United States. The SCCA members had finally decided on land in Riverside for their colony and purchased 4/7 of the Silk Center Association lands in the original Rancho Jurupa; the original Silk Center directors presumably owned the other 3/7. In 1871, the land around the original townsite of Riverside was surveyed and parcelized into 10 acre lots by Goldworthy and Higbie, and the map was recorded in June 1871. Lots 25 and 28 of the map were to be re-subdivided four decades later in 1910, part of Lot 28 for the McMullen Subdivision, part of both lots for the Shugart Homestead Tract, and part by Frank A. Tetley for the St. Andrews Terraces map adjoining the Shugart land to the west. The railroad right-of-way that formerly existed on a portion of the relocation site was noted on the St. Andrews Terraces subdivision map as belonging to Southern Pacific and the Crescent City Railroad. In 1907, RPCC was building its new plant at Crestmore, northwest of Riverside, and built a standard gauge railroad line intended to transport company employees and supplies between Riverside and Crestmore. The railroad was called the Crescent City Railway Company (CCR). The Southern Pacific Railway Company (SP) was founded as a land holding company in San Francisco in 1865 for the purpose of creating a rail line to connect San Francisco and San Diego. In 1892, SP brought a line into Riverside from Colton, which forked in two directions to follow the Atchison, Topeka & Santa Fe tracks south to the packinghouses and west across Main Street. From there it forked again to head north and south onto Market and Magnolia all the way to Arlington.

The St. Andrews Terraces Neighborhood Conservation Area (NCA) was designated on April 18, 1990. It comprises 21 single-family residences on both sides of Lime Street north of First Street, within the address range 2925 to 3078 Lime Street according to the minutes of the designation meeting. The properties of the NCA highlight the form, detail and materials of the Arts and Crafts Movement as the majority of properties were constructed in the Craftsman style in 1911 and 1912. Lots within the NCA are approximately 50 x 175 feet and the houses are generally set back from the street between 30 and 35 feet, with the a few exceptions including 3048-3050 Lime Street. Most residences have detached garages in the rear of the lot either accessed from the street or from the alley on the east side of Lime Street. Front yards are generally turfed and have sidewalks with parkway strips planted primarily with palms. Lime Street slopes downward moving north from First Street so that residences toward the north end of the NCA are slightly raised from street level. Several homes have concrete steps flanked by low retaining walls and walkways that extend to the front door from the sidewalk. The residences are mostly one to one-and-a-half stories in height and are primarily Craftsman/California Bungalow in style (constructed from 1911 to 1928, with the majority constructed from 1911-1912).

The NCA was re-surveyed for possible expansion with the Northside Reconnaissance survey in 2005. An eligible St. Andrews Terraces Craftsman historic district was identified, bounded by Heritage Square Historic District to the south, the former SP and CCR right-of-way to the north, Mulberry Street to the east, and the west side of Lemon Street to the west. The eligible district includes 50 properties (38 contributors and 12 non-contributors) on Hewitt, Lemon, Lime, and Mulberry Streets. Most of the homes were constructed in the Craftsman style. The area is significant as a cohesive group of residences that embody distinctive characteristics of the Arts and Crafts Movement. Because the area was developed with grove homes before being subdivided, several homes in the area predate the St. Andrews Terraces tract, including 3021 and 3063 Lime Street; 3423 First Street; 2973 and 3121 Mulberry Street; and 3050 Orange Street. In addition, a few homes have been relocated into the NCA and adjacent area, including 2909, 2926 and 3092 Lime Street, which are potentially eligible or designated as historic in their own right.

While the proposed relocation site is outside the boundaries of the St. Andrews Terraces NCA, and not within the proposed extension for the St. Andrews Terraces Craftsman Historic District, the Cooper House architecture and era of construction is similar to many of the original homes within the area. The proposed siting of the house on the lot will provide a 30 foot setback and allow a detached garage in the rear of the lot, typical of the NCA. The provision of a walkway and stairs to the porch similar to historic sites in the NCA will enhance its compatibility with the area. The relocation of the Cooper House to a site near the NCA could create a false sense of history to the public if they are unaware of the home's history. A visible interpretive plaque will alert the public to the history and original site of the Cooper House.



\*Recorded by: Teri Delcamp

\*Date: June 20, 2013  Continuation  Update

**\*B10. Significance, cont.:**

In its new location, the Cooper House will have lost its integrity of location. However, following implementation of the required mitigation measures to ensure that the project is completed in accordance with the Secretary of the Interior's Standards, the Cooper House will retain its integrity of design, materials and workmanship, as well as feeling and association with its Craftsman architectural style. The current evaluation concurs with prior determinations that relocation within the City of Riverside is an alternative that preserves historical significance of the Cooper House as it will still be eligible for designation under at least one local criterion.

In accordance with Title 20 criteria (RMC §20.50.010.FF), the Cooper House is *eligible as a Structure of Merit under criterion 4* because it contributes to the broader understanding of the historical and architectural heritage of the City; it retains sufficient integrity; and it embodies distinctive characteristics of a style, type and period of construction. The significance of the home does not appear to meet California Register of Historical Resources or National Register of Historic Places criteria (1/A, 2/B, 3/C or 4/D). Although the house is compatible in character, the property is located outside existing and proposed boundaries of eligible districts associated with the St. Andrews Terraces area development. Therefore, a status code that represents the Cooper House's eligibility for designation as a Structure of Merit at its new location has been assigned: *5S2 - individual property that is eligible for local listing or designation*. The project mitigation measures require application for designation of the Cooper House at its new location. Upon the conclusion of the relocation and Structure of Merit designation, the DPR form should be revised with an update sheet and/or new DPR form to reflect the final disposition as well as a revised status code acknowledging its designation.

**B12. References:**

Johnson, Kim Jarrell. *Images of America: Rubidoux*. Charleston, SC: Arcadia Publishing, 2007.

Mermilliod, Jennifer. "Cultural Resources Survey and Evaluation of Impacts for the Proposed Rehabilitation of the William A. Cooper House." July 2010.

---"First Draft, Cultural Resources Survey and Evaluation of Impacts for the Proposed Demolition/Redevelopment of 3690 Adams Street, 231-040-007, Riverside, County of Riverside, California." February 2008.

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\*Recorded by: Teri Delcamp

\*Date: June 20, 2013  Continuation  Update

Cooper House front view, 2013



North side, rear portion, 2013



North side, front portion, 2013



Rear, view of stairs, 2013



South side, front portion, 2013



South side, rear portion, 2013



Front dormer detail, 2013



Front porch, 2013



\*Recorded by: Teri Delcamp

\*Date: June 20, 2013  Continuation  Update

Tripart window, leaded lites



South side chimney, 2013



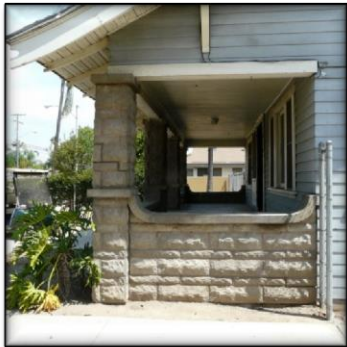
North side chimney, 2013



Front door, 2013



Precut stone porch detail, 2013



Front porch concrete scoring



Diamond lites, vents, pots shelf



Wood siding/trim details, 2013



\*Recorded by: Teri Delcamp

\*Date: June 20, 2013  Continuation  Update

Rear yard SW corner, 2013



Rear yard NW corner, 2013



South side yard, 2013



2909 Lime Street, 2013



2909 Lime Street, 2013



SFC T. M. HUDSON JR US ARMY RET  
3007 LIME ST  
RIVERSIDE CA 92501-2525



City of Riverside  
Planning Division  
Attn: Teri Delcamp - P13-0361  
3900 Main Street  
Riverside, CA 92522

# Response to Public Notice

Any information submitted on this form is public record and can be viewed by any member of the public upon request.

Please note that public comment for this project closes at the Public Meeting on July 17, 2013

Please enter any comments you may have about this proposal below. (Please print or type all information) **To comply with RMC Section 16.20 for house moves, if you object or do not object to the relocation of the house to 2909 Lime Street, please check the appropriate box below and sign the form before mailing this form, postage pre-paid, back to the City:**

COMMENTS: WE HAVE NO OBJECTION TO THE  
MOVE.

SFC T. M. HUDSON JR US ARMY RET  
Wilma A. Hudson

OBJECT NO  YES

Signature: SFC T. M. HUDSON JR US ARMY RET.

P13-0361, Exhibit 7  
Public Notice Responses

Mr. Robert L. McBride  
2974 Lime St.  
Riverside, CA 92501



City of Riverside  
Planning Division  
Attn: Teri Delcamp - P13-0361  
3900 Main Street  
Riverside, CA 92522

# Response to Public Notice

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Please enter any comments you may have about this proposal below. (Please print or type all information) **To comply with RMC Section 16.20 for house moves, if you object or do not object to the relocation of the house to 2909 Lime Street, please check the appropriate box below and sign the form before mailing this form, postage pre-paid, back to the City:**

COMMENTS: Happy lot is being developed. Hope City will provide residents with information re schedule & impact to streets etc prior to the actual move for planning purposes.

*Robert L. McBride*

I OBJECT NO  YES

Signature: Robert L. McBride

P13-0361, Exhibit 7  
Public Notice Responses



City of Riverside  
Planning Division  
Attn: Teri Delcamp - P13-0361  
3900 Main Street  
Riverside, CA 92522

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COMMENTS: \_\_\_\_\_

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I OBJECT NO  YES

Signature: 

P13-0361, Exhibit 7  
Public Notice Responses