

Certificate of Appropriateness (CR) Staff Report

WARD: 1
AGENDA ITEM NO.:

MEETING DATE: July 21, 2010

PLANNING CASE P10-0308: Proposal by Gregg Maedo and Associates, Inc on behalf of Ensign Services for a Certificate of Appropriateness request for a 546 square foot addition and façade improvements to Plymouth Tower, a California Historic Register Eligible, seven-story International Style Residential building located at 3401 Lemon Street, situated on the westerly corner of Lemon and Fourth Streets in the R-1-7000 – Single-Family Residential Zone in Ward 1. **Contact Planner:** Travis Randel, Associate Planner, (951) 826-5932, trandel@riversideca.gov.

BACKGROUND/PROJECT DESCRIPTION:

Plymouth Tower is a seven-story International Style residential retirement building constructed in 1968. The building is sited so it sits closer to Lemon Street, leaving open space for parking in the rear accessed from the alley. Facing Lemon Street, the main façade is the longer side of a rectangular plan. The other long elevation faces the parking lot. These elevations consist of alternating solid walls and balconies with simple railings. The ground floor of these elevations have a row of free standing concrete piers that continue up the building. The ground floor entrance on the Lemon Street elevation is marked by a concrete overhang that shelters the entryway and is supported by the brick wall on the north side and a rectangular, brick pier on the south side.

South of the entrance on the first floor level is glazing for half of the length with a garden area obscured by a trellis at the end. North of the entrance is a single-story high solid brick wall for half of the length and at the end of the building, glazing with a rose garden in front. The sides of the building are solid, poured concrete with a line of canopied stairwells in the center. The elevations above are alternating planes of solid and void for the individual rooms.

Plymouth Tower is eligible for listing in the California Register under Criterion 3. The First Congregational Church with the Retirement Housing Foundation built Plymouth Tower three blocks from the church. The facility offers studio and one-bedroom apartments, assisted living, and nursing care. It is significant at the local level in the context of modern architecture in Riverside and is a good example of the International Style. Characteristics of the International Style reflected in the building are the glazing, simple rectangular form, and lack of ornamentation. It resembles Le Corbusier's Unite d'Habitation with its modular units, ground-floor piers and rectangular tower plan, but it is less Brutalist and more International Style. The poured-in place concrete is striated but still smooth. Overall, Plymouth Tower is an excellent example of modern tower building from the modernism theme and a rare property type in Riverside. It retains a high level of integrity, because it has only minor alterations like new corridor lighting and landscaping.

The applicant is proposing a 546 square foot addition to provide additional space for a physical therapy expansion in addition to a façade upgrade to the front exterior of the building.

The proposed addition is located just southerly of the main entrance along Lemon Street on the primary facade. The applicant is proposing to visually “push” the existing façade outward on the ground floor to provide the additional space within the building. The façade of the addition will include similar elements seen throughout the development including the vertical concrete piers, and new recessed glazing. Complimentary Wall sconces are proposed to be attached to the vertical piers. The resulting second story balcony will include new vertical railings backed by solid copper panels (to screen the necessary equipment) a material introduced elsewhere in the building as part of this project.

In addition, a new dining patio area is proposed along the Lemon and Fourth Streets; however, this area is limited to new furniture and repairing the existing low wall as needed utilizing the existing slab for seating.

As for the overall façade updates, the applicant is proposing to replace all of the existing, substandard handrails and replace with similar new aluminum handrails and safety returns to comply with current California Building Code (CBC) requirements. In addition, the applicant is proposing to repaint the building, add Teak Siding around the windows of each unit and replace the existing aluminum framed windows and doors with new aluminum framed windows and doors (where appropriate) to match existing.

In addition to the façade changes and expansion noted above, the applicant is requesting a modification of the approved Conditional Use Permit (CU-020-645), approved in 1965. When approved, the project included 18 single-bedroom units, 74 In-living or Boarding Rooms, and 20 nursing care rooms with a total of 30 beds. The current proposal is to provide 18 skilled nursing 2-bed care rooms with a total of 36 beds, 66 assisted living units, and 24 independent living units as summarized below.

	Approved Units	Proposed Units	Difference
Single-Bedroom Units/Assisted Living Units	18 single-bedroom units	24 independent living	Addition of 2 units
	74 boarding care units	66 assisted living	
Skilled Nursing	30 skilled nursing beds	36 skilled nursing beds	Addition of 6 beds

A Minor Conditional Use Permit has been applied for by the applicant to modify the occupancy of the building as noted above. The Zoning Administrator is scheduled to act upon the Minor Conditional Use Permit within 5 days of CHB action. As such, this information is provided for information only and is not material to the Certificate of Appropriateness.

ANALYSIS:

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

Despite the design compatibility of this project, additions to the front of historically significant buildings are typically discouraged by the Secretary of the Interior Standards and the Citywide Residential Historic District Design Guidelines. Chapter 8.6 of the Design Guidelines state that additions should “be located towards the rear or side whenever possible, away from the main façade.” However, the addition does comply with other design standards which states that additions should “use similar fenestration patterns and finish materials as the original structure” and “be compatible in size and scape with the original structure, although subordinate in massing.” The proposed addition is clearly subordinate to the existing building as it is limited to the first floor. Additionally, the architectural design complies with the previous statement whereby the design utilized vertical design elements to

match the existing pillars. Further, the site will maintain the asymmetrical façade as originally designed. Given the overall design of the site, with the parking at the rear, it would be impractical to construct the addition towards the rear of the building. By doing so, the parking lot area would need to be significantly redesigned resulting in a significant compromise to the overall parking provided which is already less than required per the Zoning Code. Further, it should be noted that the Zoning Administrator in reviewing the associated Minor Conditional Use Permit will be considering a variance request to allow the building addition to extend within the required 20 foot building setback.

In order to meet State Standards for physical therapy and to allow for the continued viability of this project, staff supports the proposed project, subject to the following mitigation measures.

MM CULTURAL 1: In keeping with the architectural styling of the building, the addition shall utilize vertical elements that line up with the existing vertical piers.

MM CULTURAL 2: The glazing of the new addition shall significantly resemble the existing glazing with aluminum, or other metallic, surrounds, mullions, and muntins, as appropriate to Cultural Heritage Board Staff.

In addition, a new dining area is proposed along the Lemon and Fourth streets; however, this area is limited to new furniture and repairing the existing low wall as needed. The following mitigation measure has been added to ensure compliance with the Secretary of the Interior Standards for rehabilitation.

MM CULTURAL 3: Should the existing brick prove insufficient for adaptive reuse, the applicant shall provide material samples (including original and proposed) of any new brick for Cultural Heritage Staff for review and approval prior to installing the new brick.

As for the overall façade updates, the applicant is proposing to replace all of the existing, substandard handrails and replace with similar new aluminum handrails and safety returns. In addition, the applicant is proposing to repaint the building, add Teak Siding and replace the existing aluminum framed windows and doors with new aluminum framed windows and doors (where appropriate).

MM CULTURAL 4: The façade improvements shall utilize railing similar in style, material, finish and detail to the existing railings. The railings shall be metal with an aluminum style finish that are vertical in design.

The applicant is proposing to utilize a copper backing above the new first floor addition, as well as adding it as a stepped parapet to the roof of the structure. While not an original material, the second floor copper screen is necessary to screen the new air conditioning equipment that will be utilized for the first floor addition. The screen also distinguishes both of these areas as distinct from the original construction while still being appropriate. The roof screen will serve as a necessary safety feature by providing a railing at the top of the building. The current parapet wall is approximately 6” high. Given the height of the building, the new parapet will be minimally visible from the street as it is setback from the building edge.

As noted above, the project has the potential to have a significant negative impact on the historic resource. However, with the mitigation measures provided, the project will satisfy the requirements of the Secretary of the Interior Standards, the Citywide Residential Historic District Guidelines, and Title 20 of the municipal code. As such, a less than significant impact is expected.

FACTS FOR FINDINGS: (From Section 20.30.060 of the Riverside Municipal Code)

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

FACTS: The project complies with this finding. The proposed addition and façade improvements are characteristic of the International Style by maintaining the existing vertical and horizontal elements, as well as the other character defining detailed noted above. With the inclusion of the recommended mitigation measures, the project will be consistent with the architectural period and character-defining elements of the historic building.

FINDINGS: The proposed undertaking is compatible with existing adjacent or nearby landmark structures and preservation district structures and their character-defining elements.

FACTS: The project complies with this finding. The subject site is identified as Eligible for listing in the California Register of Historic Places under Criterion 3. Criterion 3 identifies structures that “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.” The building is unique to itself, whereby its eligibility is not dependent upon its surroundings (with the exception of the First Congregational Church located 3 blocks south of the project site). As such, any potential impacts would be limited to the building and would not affect adjacent landmark structures. However, while the project may have the potential to negatively impact the historic resource, the included mitigation measures will reduce any potential impact to a level of less than significant. As such, the project is compatible with the existing adjacent or nearby landmark structure and preservation district structures and their character-defining elements.

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 structures.

FACTS: The project complies with this finding. The included mitigation measures will ensure that the project utilizes textures, materials, and features that are compatible with the International Style of architecture and therefore consistent with the period of significance.

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

FACTS: The project complies with this finding. The included mitigation measures will ensure that the project will not destroy or adversely affect an important architectural feature or features. The project, as conditioned is generally consistent with the Secretary of the Interior Standards, Title 20 of the Municipal Code, and the Citywide Residential Historic District Design Guidelines.

FINDINGS: Such other standards as are adopted by resolution of the Cultural Heritage Board or the City Council.

FACTS: The project complies with this finding. The project, as conditioned and mitigated, is consistent with all standards adopted by the Cultural Heritage Board and City Council.

RECOMMENDATION:

That the Cultural Heritage Board:

1. Determine that Planning Case **P10-0308** will not have a significant effect on the environment based on the findings set forth in the case record; and,
2. Adoption of a Negative Declaration; and,
3. **APPROVE** Planning Case **P10-0308**, thereby issuing a Certificate of Appropriateness for the project based on the findings outlined in the staff report and summarized in the following and subject to the recommended conditions attached.

EXHIBITS:

1. Location Map
2. Aerial Map
3. Site Plan
4. Perspective
5. Physical Therapy Perspective
6. Conceptual First Floor Plan
7. Existing Lemon Street Façade
8. Proposed Lemon Street Façade
9. DPR Form

RECOMMENDED CONDITIONS OF APPROVAL

Case Number: P09-

MEETING DATE: July 21, 2010

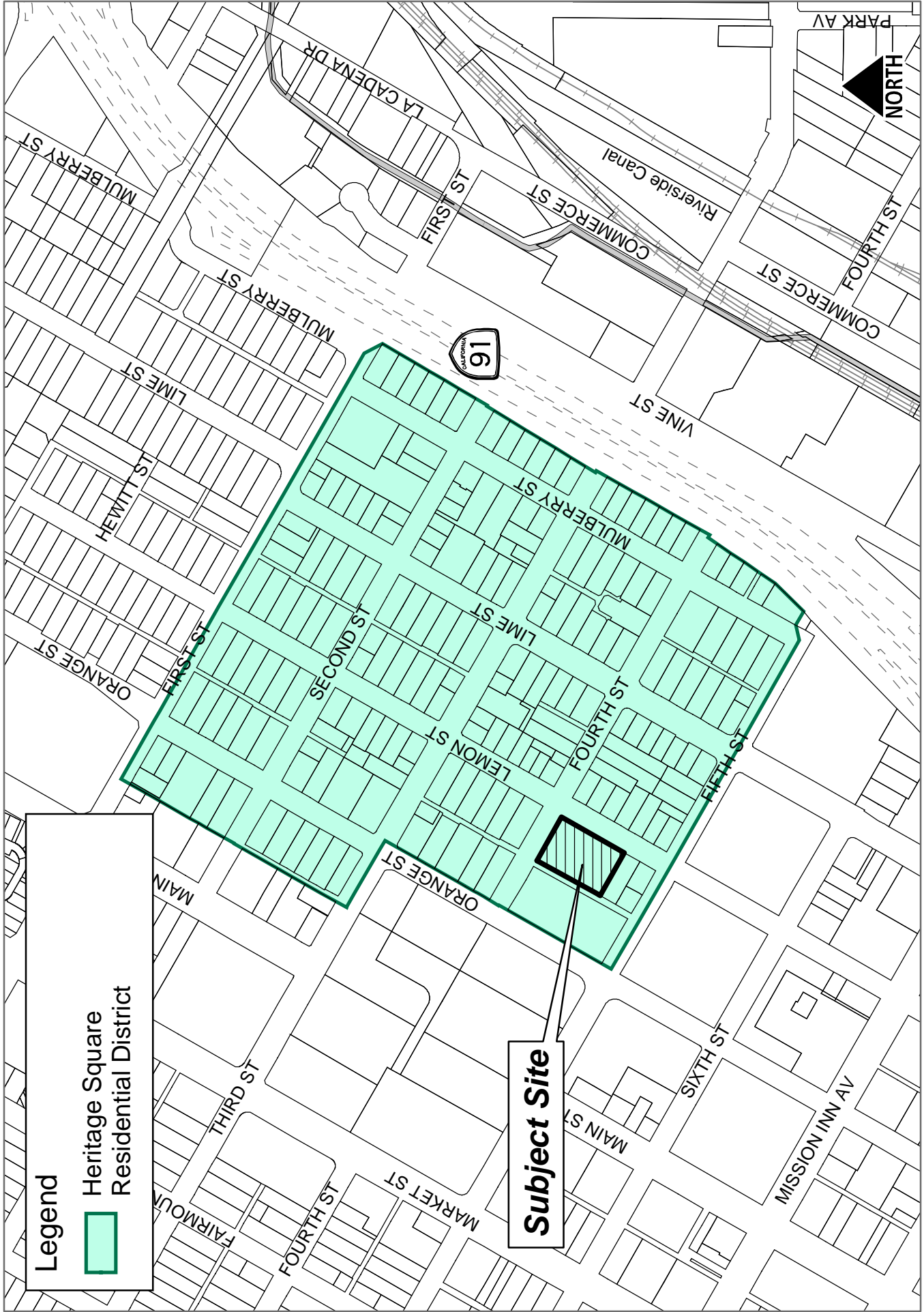
General Conditions

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 fifteen calendar-day appeal period that will lapse at 5:00 p.m. on August 5, 2010. Appeals of the Board's action will not be accepted after this time.
3. This approval will expire in one year on July 21, 2011.

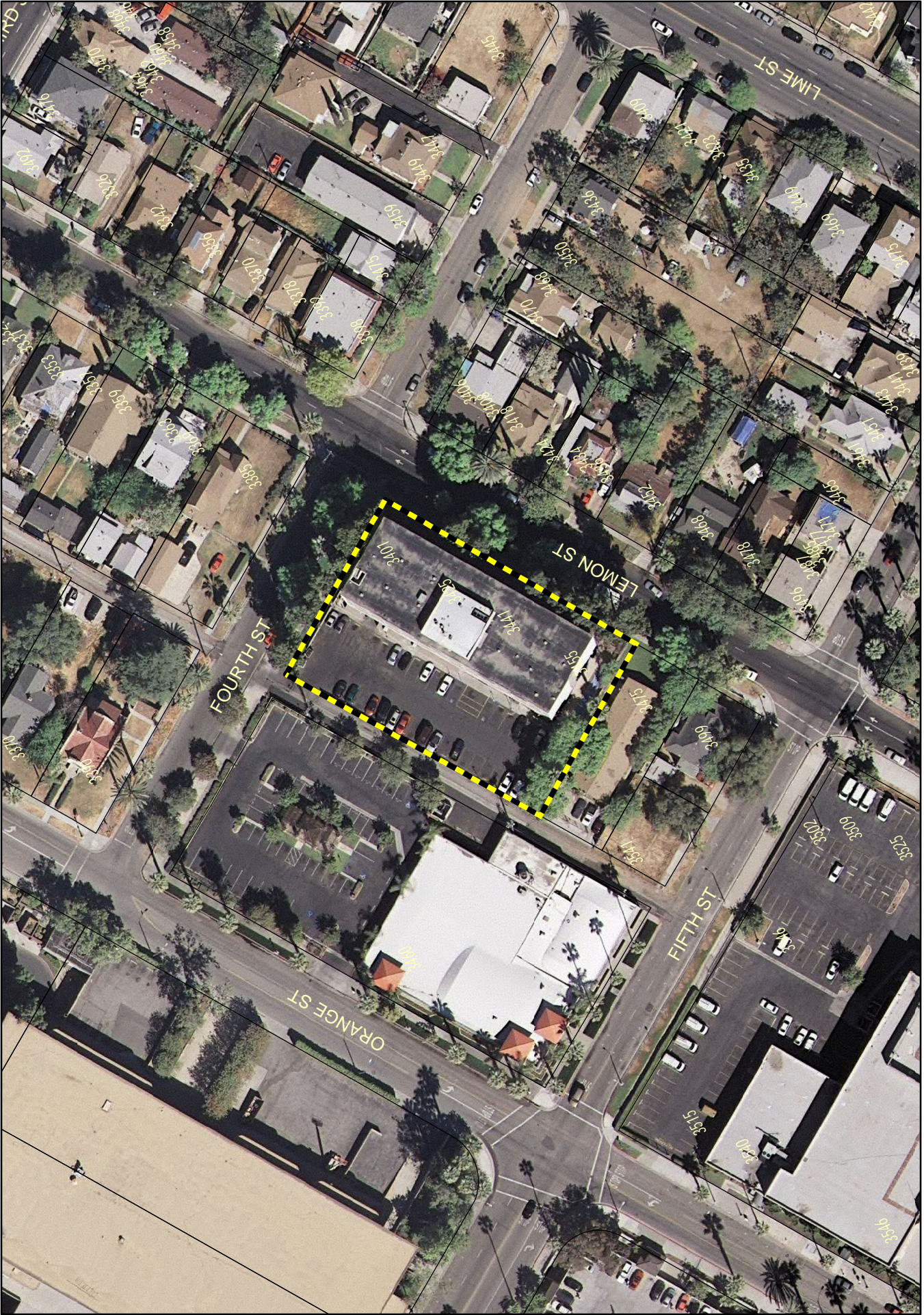
Specific Conditions of Approval and Mitigation Measures

4. MM CULTURAL 1: In keeping with the architectural styling of the building, the addition shall utilize vertical elements that line up with the existing vertical piers.
5. MM CULTURAL 2: The glazing of the new addition shall significantly resemble the existing glazing with aluminum, or other metallic, surrounds, mullions, and muntins, as appropriate to Cultural Heritage Board Staff.
6. MM CULTURAL 3: Should the existing brick prove insufficient for adaptive reuse, the applicant shall provide material samples (including original and proposed) of any new brick for Cultural Heritage Staff for review and approval prior to installing the new brick.
7. MM CULTURAL 4: The façade improvements shall utilize railing similar in style, material, finish and detail to the existing railings. The railings shall be metal with an aluminum style finish that are vertical in design.

G:\CHB\2010-CHB\07-21-2010\P10-0308.rtr.doc
Travis Randel



P10-0308, Exhibit 1 - Location Map



P10-0308, Exhibit 2 - 2008 Aerial Photo

BUILDING DATA

PROJECT DESCRIPTION:
 LOBBY REMODEL, PHYSICAL THERAPY REMODEL & ADDITION,
 DINING PATIO ADDITION, OUTDOOR PHYSICAL THERAPY PATIO
 ADDITION & LANDSCAPE REMODEL

ADDRESS:
 3401 LEMON STREET
 RIVERSIDE, CA 92501
 (951) 686-8002

OCCUPANCY:
 I-2, SKILLED NURSING FACILITY (LEVEL 2)
 I-1 ASSISTED LIVING FACILITY (LEVELS 3-5)
 R-2, INDEPENDENT LIVING (LEVELS 6-7)

LICENSED BEDS:
 18 SKILLED NURSING 2-BED CARE UNITS (LEVEL 2)
 44 ASSISTED LIVING STUDIO UNITS (LEVELS 3-5)
 11 ASSISTED LIVING STUDIO UNITS (LEVELS 6-7)
 20 INDEPENDENT LIVING SINGLE BEDROOM UNITS (LEVELS 6-7)
 108 TOTAL UNITS

CONSTRUCTION: TYPE 1, FULLY FIRE SPRINKLED

OF STORIES: 7

SIZE: LOT 34,173 SF = .784 ACRES

PARKING: EXISTING: 38 SPACES TOTAL
 36 STANDARD SPACES
 2 ADA SPACES

AREAS: ADDITION: 546 SF GROSS
 RENOVATION: 5,294 SF GROSS

VICINITY MAP



LEGEND
 AREA OF THERAPY ADDITION

SCALE: 1/8" = 1'-0"



SITE PLAN

GREGG MAEDO ASSOCIATES, INC.
 ARCHITECTURE • PLANNING
 321 N. BROADWAY STREET, SUITE 101, CHICAGO, IL 60644
 TEL: 312.467.1185 WWW.GREGGMAEDO.COM
 PROJECT # 2007-06-01

- FACADE RENOVATION & PHYSICAL THERAPY ADDITION -
 PLYMOUTH TOWER CARE AND LIVING CENTER
 3401 LEMON STREET
 RIVERSIDE, CA 92501



P10-0308, Exhibit 3 - Site Plan



PROPOSED LEMON STREET PERSPECTIVE

- FACADE RENOVATION & PHYSICAL THERAPY ADDITION -

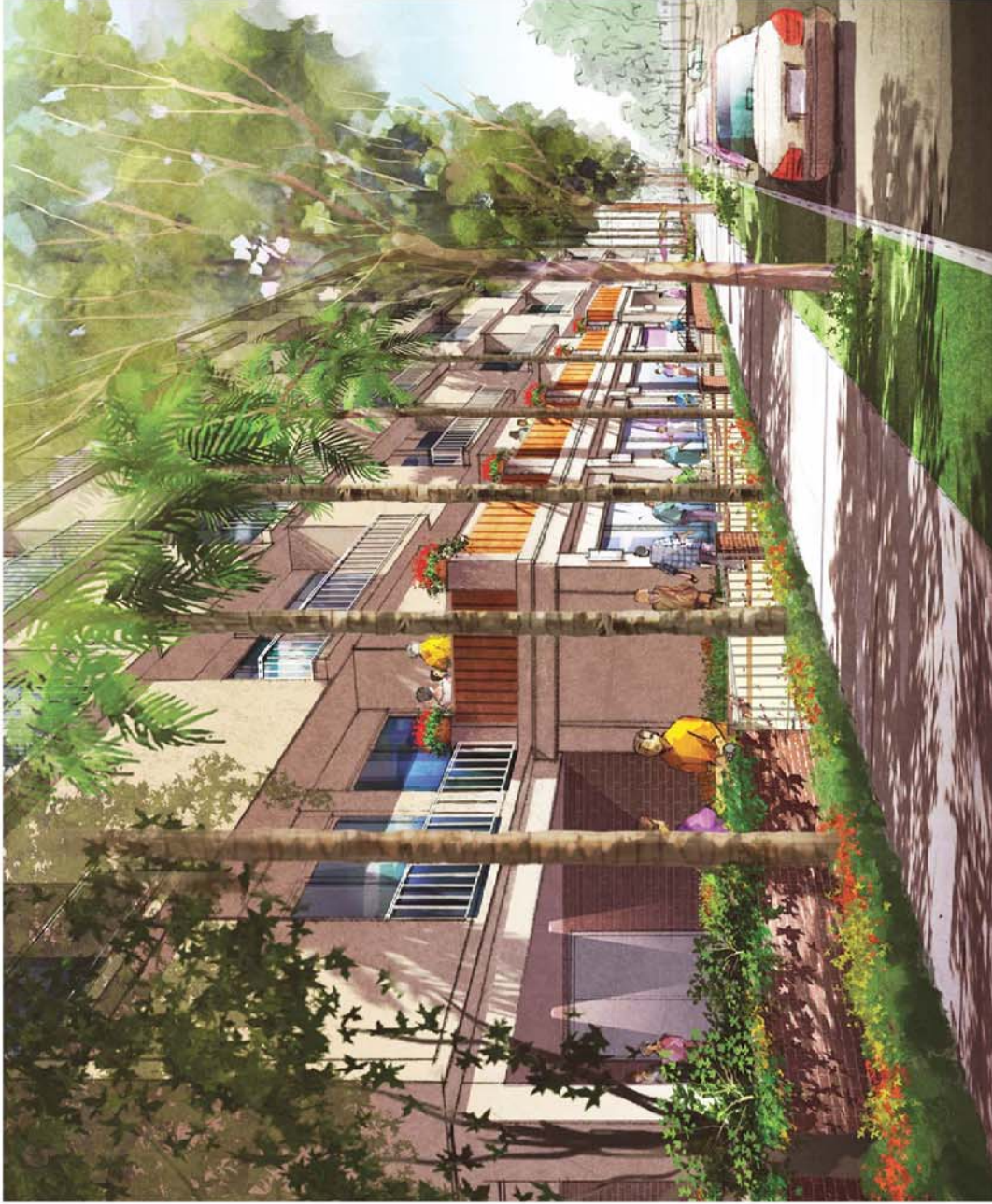
□ PLYMOUTH TOWER CARE AND LIVING CENTER □

3401 LEMON STREET
RIVERSIDE, CA 92501

GREGG MAEDO
ASSOCIATES, INC.
ARCHITECTURE • PLANNING
321 N. KENNEDY STREET, SUITE 101, ORANGE, CA 92668
1-714-937-1183 www.GMAEDOCOA.COM
Project #: 2007 - June 06, 2010

ENSIGN GROUP

P10-0308, Exhibit 4 - Perspective



Located walking distance from the Historic Mission Inn in beautiful downtown Riverside, Plymouth Tower Care and Living Center is one of the few unique places that offer three levels of accommodations to provide a continuum of care for the residents. The facility not only provides exceptional care for their residents, they also offer a wide variety of supportive services to promote the mental, spiritual, social, and physical well-being of those within the community.

Upon Ensign Group's procurement of Plymouth Tower, an extensive remodel of the facility was planned and currently underway that will truly enhance the quality of life for the residents and the local community.

Part of this plan to enrich the quality of environment for the residents, a Physical Therapy Addition and Outdoor Therapy Courtyard were proposed along with an Outdoor Dining Area and a Façade Renovation.

Since Plymouth Tower is eligible for listing in the California Register as having historical significance, great care was put into the design to either maintain or complement the essential characteristics of the International/Mid Century Style.

New paint scheme, replacement of existing railing with similar clean lines and the addition of teak was proposed for the façade renovation. The teak siding application and darker brown at the resident room balconies further accentuate the solid/void effect while the lighter brown unifies the building to read as one rectangular mass.

The much needed Physical Therapy Addition balances out the existing high brick wall to the north of the entry while still maintain the asymmetrical tradition of the International Style. The row of free-standing concrete piers echo the regularity of the existing piers that wrap the ground floor of this building and is carefully aligned to visually continue up the building to match the intent of the original structure.

Low brick walls with aluminum railing delineate the physical therapy and outdoor dining courtyards. It offers a secure place for the residents to enjoy some fresh air and promotes interaction with the neighbors and encourages pedestrian activity.

We sincerely feel the proposed addition and renovation will have a positive impact to the surrounding neighborhood and will blend in well with city fabric.

Thank you for your consideration.

PLYMOUTH TOWER CARE AND LIVING CENTER

3401 LEMON STREET
RIVERSIDE, CA 92501





PROPOSED CONCEPTUAL FLOOR PLAN

GREGG MAEDO ASSOCIATES, INC.
 ARCHITECTURE • PLANNING
 321 N. BOND STREET, SUITE 101, CHICAGO, IL 60610
 WWW.GMAEDOCORP.COM
 PROJECT # 2007 - April 01, 2010

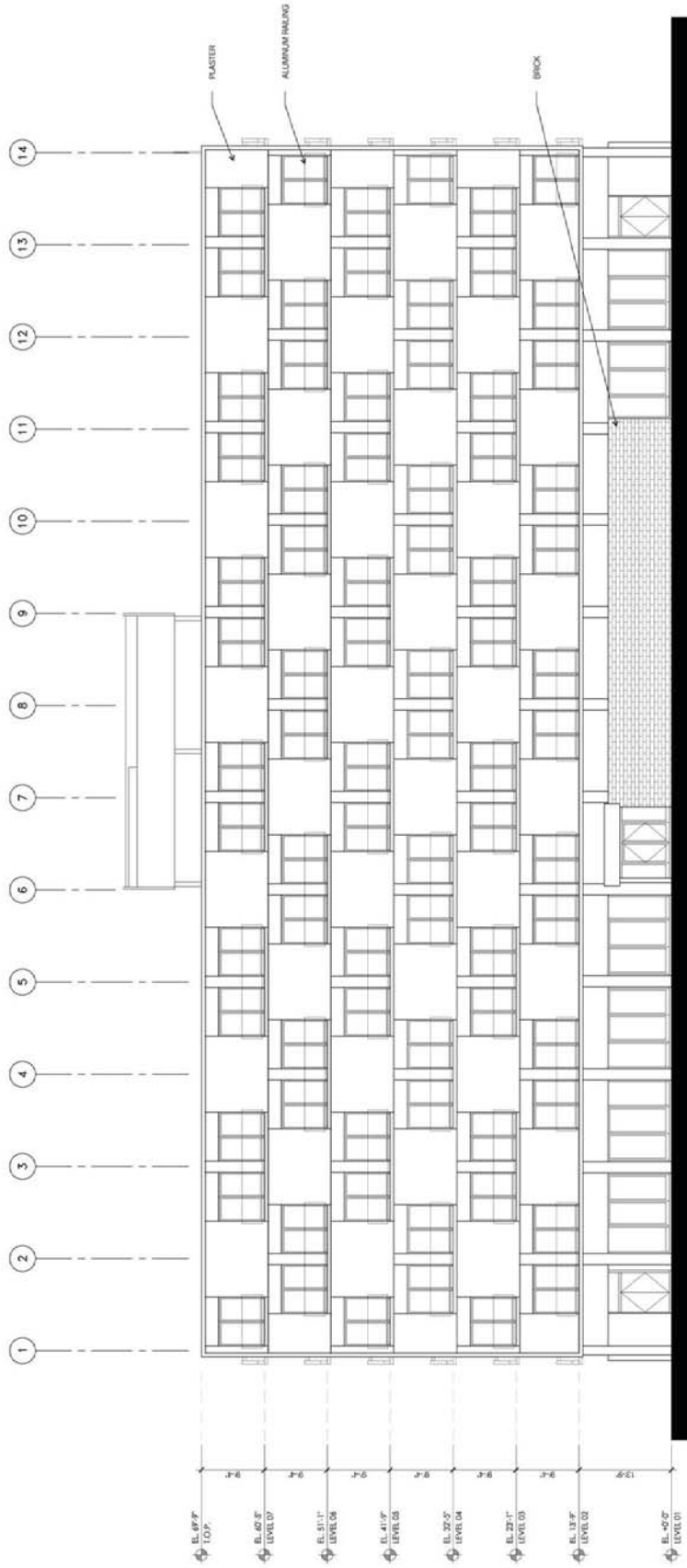
- FACADE RENOVATION & PHYSICAL THERAPY ADDITION -

□ PLYMOUTH TOWER CARE AND LIVING CENTER □

3401 LEMON STREET
 RIVERSIDE, CA 92501



P10-0308, Exhibit 6 - Conceptual First Floor Plan



EXISTING LEMON STREET ELEVATION

GREGG MAEDO ASSOCIATES, INC.
 ARCHITECTURE • PLANNING
 3214 Remond Street, Suite 101, Orange, CA 92668
 714.737.1185 www.greggmaedo.com
 Project #: 2007- April 01, 2010

- FACADE RENOVATION & PHYSICAL THERAPY ADDITION -

□ PLYMOUTH TOWER CARE AND LIVING CENTER □

3401 LEMON STREET
 RIVERSIDE, CA 92501



P10-0308, Exhibit 7 - Existing Lemon Street Facade



PROPOSED LEMON STREET ELEVATION

- FACADE RENOVATION & PHYSICAL THERAPY ADDITION -

□ PLYMOUTH TOWER CARE AND LIVING CENTER □

3401 LEMON STREET
RIVERSIDE, CA 92501

GREGG MAEDO
ASSOCIATES, INC.
ARCHITECTURE • PLANNING
201 N. Bonaparte Street, Suite 101, Orange, CA 92668
Tel: 714.793.7185 www.GMAAri.com
Project #: 20217 June 04, 2020

ENSIGN GROUP

P10-0308, Exhibit 8 - Proposed Lemon Street Facade

**State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD**

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County _____ and _____ (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address _____ City _____ Zip _____

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

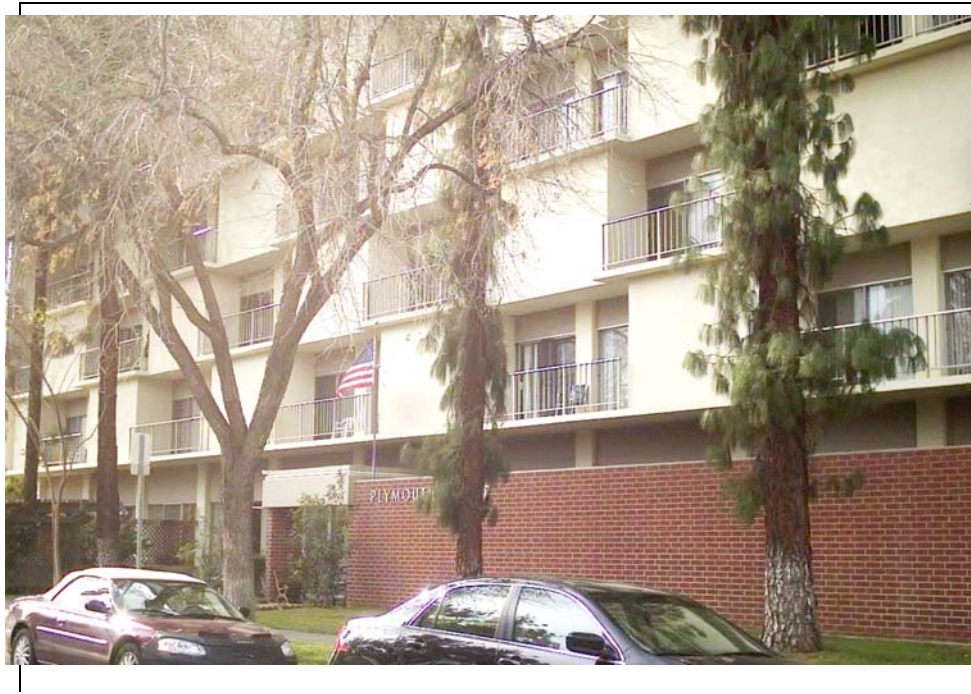
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) _____

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) _____



*P6. Date Constructed/Age and Source: Historic Prehistoric Both

*P7. Owner and Address: _____

*P8. Recorded by: (Name, affiliation, and address) _____

*P9. Date Recorded: _____

*P10. Survey Type: (Describe) _____

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page _____ of _____ *Resource Name or # (Assigned by recorder) _____
*Recorded by: _____ *Date _____
____ Continuation ____ Update

BUILDING, STRUCTURE, AND OBJECT RECORD

Page _____ of _____ *NRHP Status Code _____
*Resource Name or # (Assigned by recorder) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: _____

*B5. Architectural Style: _____

*B6. Construction History: (Construction date, alterations, and date of alterations) _____

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) _____

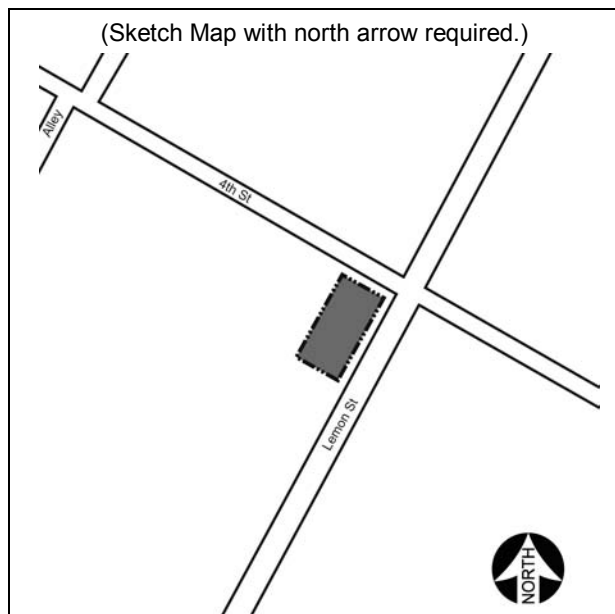
*B12. References: _____

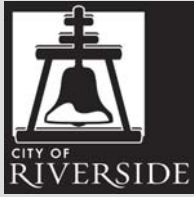
B13. Remarks: _____

*B14. Evaluator: _____

*Date of Evaluation: _____

(This space reserved for official comments.)





Draft Negative Declaration

AGENDA ITEM NO.:

WARD: 1

1. **Case Number:** P09-0673 (MCUP) and P10-0308 (Certificate of Appropriateness)
2. **Project Title:** Plymouth Tower Care and Living Center
3. **Hearing Date:** July 21, 2010
4. **Lead Agency:** City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Travis Randel, Associate Planner
Phone Number: (951) 826-5932
6. **Project Location:** 3401 Lemon Street
7. **Project Applicant/Project Sponsor's Name and Address:**

Gregg Maedo and Associates, Inc
(714) 937-1985
321 N. Rampart Street, Suite 101
Orange, CA 92868
8. **General Plan Designation:** DSP – Downtown Specific Plan
9. **Zoning:** DSP-RES-SP-CR – Downtown Specific Plan, Residential District, Cultural Resources Overlay Zone

10. **Description of Project:**

Plymouth Tower is a seven-story International Style residential retirement building constructed in 1968. The building is sited so it sits closer to Lemon Street, leaving open space for parking in the rear accessed from the alley. Facing Lemon Street, the main façade is the longer side of a rectangular plan. The other long elevation faces the parking lot. These elevations consist of alternating solid walls and balconies with simple railings. The ground floor of these elevations have a row of free standing concrete piers that continue up the building. The ground floor entrance on the Lemon Street elevation is marked by a concrete overhang that shelters the entryway and is supported by the brick wall on the north side and a rectangular, brick pier on the south side.

South of the entrance on the first floor level is glazing for half of the length with a garden area obscured by a trellis at the end. North of the entrance is a single-story high solid brick wall for half of the length and at the end of the building, glazing with a rose garden in front. The sides of the building are solid, poured concrete with a line of canopied stairwells in the center. The elevations above are alternating planes of solid and void for the individual rooms.

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

Adjacent Existing Land Use:

North: Single-Family Residential
 East: Single-Family Residential
 South: Single-Family Residential
 West: Public Facilities – Municiple Services

Adjacent zoning:

North: DSP – RES – SP – CR – Downtown Specific Plan, Residential Distrcit, Cultural Resources Overlay
 East: DSP – RES – SP – CR – Downtown Specific Plan, Residential Distrcit, Cultural Resources Overlay
 South: DSP – RES – SP – CR – Downtown Specific Plan, Residential Distrcit, Cultural Resources Overlay
 West: DSP – RES – SP – CR – Downtown Specific Plan, Residential Distrcit, Cultural Resources Overlay

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

a. California Department of Human Services (Skilled Nursing)

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

a. General Plan 2025
 b. GP 2025 FPEIR

14. Acronyms

AICUZ - Air Installation Compatible Use Zone Study
 AQMP - Air Quality Management Plan
 AUSD - Alvord Unified School District
 CDG - Citywide Design Guidelines
 CEQA - California Environmental Quality Act
 CMP - Congestion Management Plan
 EMWD - Eastern Municipal Water District
 EOP - Emergency Operations Plan
 FEMA - Federal Emergency Management Agency
 FPEIR - GP 2025 Final Programmatic Environmental Impact Report
 GIS - Geographic Information System
 GP 2025 - General Plan 2025
 LHMP - Local Hazard Mitigation Plan

MARB/MIP - March Air Reserve Base/March Inland Port
MJPA-JLUS - March Joint Powers Authority - Joint Land Use Study
MSHCP - Multiple-Species Habitat Conservation Plan
MVUSD - Moreno Valley Unified School District
NCCP - Natural Communities Conservation Plan
OEM - Office of Emergency Services
RCALUC - Riverside County Airport Land Use Commission
RCALUCP - Riverside County Airport Land Use Compatibility Plan
RCP - Regional Comprehensive Plan
RCTC - Riverside County Transportation Commission
RMC - Riverside Municipal Code
RPD - Riverside Police Department
RPU - Riverside Public Utilities
RPW - Riverside Public Works
RTP - Regional Transportation Plan
RUSD - Riverside Unified School District
SCAG - Southern California Association of Governments
SCAQMD - South Coast Air Quality Management District
SKR-HCP - Stephens' Kangaroo Rat - Habitat Conservation Plan
SWPPP - Storm Water Pollution Prevention Plan
USGS - United States Geologic Survey
WMWD - Western Municipal Water District
WQMP - Water Quality Management Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Signature _____

Date _____

Printed Name & Title _____

For City of Riverside



Environmental Initial Study

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1a. Response: <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)</i></p> <p>The project site is not located adjacent to a scenic boulevard, scenic vista, or other scenic area as described in the General Plan. The proposed project will have a minor visual change from the existing structure with the most significant changes made to the first floor area. As noted above, the project site is identified as a California Eligible Historic Building and represents a good example of International Architectural Style. As such, the project has been reviewed for compliance with Title 20 of the Municipal Code, The Citywide Residential Historic Districts Design Guidelines, and the Secretary of the Interior Standards. Additional information and analysis is provided within the Cultural Resources Section, Section 5, of this initial study.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1b. Response: <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City’s Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)</i></p> <p>In addition to response 1a above, the project site is not located within view of any state scenic highway. No impact is expected.</p>				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1c. Response: <i>(Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines, Heritage Square Historic District, and Downtown Specific Plan)</i></p> <p>The project site is located within the Heritage Square Historic District and is identified as a California Eligible Historic Building. As further explained in Section 5 of this initial study, the project has been reviewed for compliance with Title 20 of the Municipal Code, The Citywide Residential Historic Districts Design Guidelines, and the Secretary of the Interior Standards. No impacts are expected to occur with regards to the visual character of the site or its surroundings.</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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1d. Response: <i>(Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines, Heritage Square Historic District, and Downtown Specific Plan)</i></p> <p>The project site is existing and no significant changes are proposed. In conjunction with the project, 6 new wall sconce lights are proposed to be added. These 6 wall lights are not expected to result in substantial light or glare that would adversely affect the day or night view in the area.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FOREST RESOURCES:				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effect, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2a. Response: <i>(Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability & General Plan 2025 FPEIR – Appendix I – Designated Farmland Table)</i></p>				
<p>The project involves minor renovations to a fully developed, multiple-family residential mid-rise structure. There are no impacts expected to occur on any agricultural or forest resources.</p>				
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2b. Response: <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>The project involves minor renovations to a fully developed, multiple-family residential mid-rise structure. There are no impacts expected to occur on any agricultural or forest resources.</p>				
<p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2c. Response: <i>(Source: GIS Map – Forest Data)</i></p>				
<p>The project involves minor renovations to a fully developed, multiple-family residential mid-rise structure. There are no impacts expected to occur on any agricultural or forest resources.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
2d. Response: (Source: GIS Map – Forest Data) See response 2a-2c above.				
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"/>
2e. Response: (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, General Plan 2025 FPEIR – Appendix I – Designated Farmland Table Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data) See response 2a-2c above.				
3. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3a. Response: (Source: South Coast Air Quality Management District’s 2003 Air Quality Management Plan (AQMP)) The proposed project will result in several façade changes, including a 546 square foot addition, replacement of existing railings, windows and doors, as well as other minor alterations. Unlike significant redevelopment where existing buildings may be raised, and new construction on vacant land, the proposed project is very limited in scale and will not result in any significant air borne emissions. As such, the project will not obstruct the implementation of any applicable air quality plans, violate any air quality standards, or contribute substantially to an existing or projected air quality violation including cumulatively considerable impacts. A less than significant impact is expected.				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3b. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District’s 2003 AQMP, URBEMIS 2007 Model, EMFAC 2007 Model) See response 3a above.				
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3c. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District’s 2003 Air Quality Management Plan, URBEMIS				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p align="center"><i>2007 Model, EMFAC 2007 Model</i></p> <p>See response 3a above.</p>				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3d. Response: <i>(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan, URBEMIS 2007 Model, EMFAC 2007 Model)</i></p> <p>In addition to response 3a above, the project will result in a minor emission of VOC (Volatile Organic Compounds, also known as Reactive Organic Compounds [ROC]) consistent with the architectural coating of the building. However, given the relatively small size of the project, the project is not expected to expose sensitive receptors to substantial pollutant concentrations or objectionable odors. A less than significant impact is expected.</p>				
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3e. Response:</p> <p>See response 3d above.</p>				
<p>4. BIOLOGICAL RESOURCES.</p> <p>Would the project:</p>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4a. Response: <i>(Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area)</i></p> <p>The project site is fully developed as a multiple-family fare care facility. The site is 100% developed with buildings, hardscape, and landscaping. There is no native vegetation remaining on the site. Further, the proposed addition is location in an area currently covered in hardscape. As such, the project will not result in the removal of existing habitat, the disturbance of existing habitat, contribute to the detriment of candidate, sensitive, or special status species, or effect riparian or riverine habitat given than none of these exist on the site. All of the existing mature landscaping is proposed to remain as is, and/or repaired and replaced as needed. No impact is expected.</p>				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4b. Response: <i>(Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)</i></p> <p>See response 4a above.</p>				
<p>c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4c. Response: <i>(Source: City of Riverside GIS/CADME USGS Quad Map Layer)</i></p> <p>In addition to response 4a above, no wetlands, vernal pools, coastal areas, etc. exist on the site. No impact is expected.</p>				
<p>d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4d. Response: <i>(Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage)</i></p> <p>See response 4a-4c above.</p>				
<p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4e. Response: <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>See response 4a-4c above.</p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4f. Response: <i>(Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan)</i></p> <p>See response 4a-4c above.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5a. Response: <i>(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code)</i></p>				
<p>Plymouth Tower is a seven-story International Style residential retirement building constructed in 1968. The building is sited so it sits closer to Lemon Street, leaving open space for parking in the rear accessed from the alley. Facing Lemon Street, the main façade is the longer side of a rectangular plan. The other long elevation faces the parking lot. These elevations consist of alternating solid walls and balconies with simple railings. The ground floor of these elevations have a row of free standing concrete piers that continue up the building. The ground floor entrance on the Lemon Street elevation is marked by a concrete overhang that shelters the entryway and is supported by the brick wall on the north side and a rectangular, brick pier on the south side.</p>				
<p>South of the entrance on the first floor level is glazing for half of the length with a garden area obscured by a trellis at the end. North of the entrance is a single-story high solid brick wall for half of the length and at the end of the building, glazing with a rose garden in front. The sides of the building are solid, poured concrete with a line of canopied stairwells in the center. The elevations above are alternating planes of solid and void for the individual rooms.</p>				
<p>Plymouth Tower is eligible for listing in the California Register under Criterion 3. The First Congregational Church with the Retirement Housing Foundation built Plymouth Tower three blocks from the church. The facility offers studio and one-bedroom apartments, assisted living, and nursing care. It is significant at the local level in the context of modern architecture in Riverside and is a good example of the International Style. Characteristics of the International Style reflected in the building are the glazing, simple rectangular form, and lack of ornamentation. It resembles Le Corbusier’s Unite d’Habitation with its modular units, ground-floor piers and rectangular tower plan, but it is less Brutalist and more International Style. The poured-in place concrete is striated but still smooth. Overall, Plymouth Tower is an excellent example of modern tower building from the modernism theme and a rare property type in Riverside. It retains a high level of integrity, because it has only minor alterations like new corridor lighting and landscaping.</p>				
<p>The applicant is proposing a 546 square foot addition to provide additional space for a physical therapy expansion in addition to a façade upgrade to the front exterior of the building.</p>				
<p>The proposed addition is located just southerly of the main entrance along Lemon Street on the primary facade. The applicant is proposing to visually “push” the existing façade outward on the ground floor to provide the additional space within the building. The façade of the addition will include similar elements seen throughout the development including the vertical concrete piers, and new recessed glazing. Complimentary Wall sconces are proposed to be attached to the vertical piers. The resulting second story balcony will include new vertical railings backed by solid copper panels (to screen the necessary equipment) a material introduced elsewhere in the building as part of this project.</p>				
<p>In addition, a new dining patio area is proposed along the Lemon and Fourth Streets; however, this area is limited to new furniture and repairing the existing low wall as needed utilizing the existing slab for seating.</p>				
<p>As for the overall façade updates, the applicant is proposing to replace all of the existing, substandard handrails and replace with similar new aluminum handrails and safety returns to comply with current California Building Code (CBC) requirements. In addition, the applicant is proposing to repaint the building, add Teak Siding around the windows of each unit and replace the existing aluminum framed windows and doors with new aluminum framed windows and doors (where appropriate) to match existing.</p>				

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

In addition to the façade changes and expansion noted above, the applicant is requesting a modification of the approved Conditional Use Permit (CU-020-645), approved in 1965. When approved, the project included 18 single-bedroom units, 74 In-living or Boarding Rooms, and 20 nursing care rooms with a total of 30 beds. The current proposal is to provide 18 skilled nursing 2-bed care rooms with a total of 36 beds, 66 assisted living units, and 24 independent living units as summarized below.

	Approved Units	Proposed Units	Difference
Single-Bedroom Units/Assisted Living Units	18 single-bedroom units	24 independent living	Addition of 2 units
	74 boarding care units	66 assisted living	
Skilled Nursing	30 skilled nursing beds	36 skilled nursing beds	Addition of 6 beds

As noted above, the project has the potential to have a significant negative impact on the historic resource. However, with the mitigation measures provided, the project will satisfy the requirements of the Secretary of the Interior Standards, the Citywide Residential Historic District Guidelines, and Title 20 of the municipal code. As such, a less than significant impact is expected.

b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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5b. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study)

There are no known archeological or paleontological resources on the project site. Additionally, given that the project site is fully developed, any archeological resources would have been uncovered during the original construction of the building. Finally, given the relatively small scale of the project, and changes to the surrounding soil will be minimal including the clearing of existing sidewalk and re-grading of the 546 square foot addition location. A less than significant impact is expected.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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5c. Response: (Source: General Plan 2025 Policy HP-1.3)

See response 5b above.

d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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5d. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity)

See response 5b above.

6. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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>6i. Response: <i>(Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report)</i></p>				
<p>The City of Riverside is located within Southern California which is a region that is seismically active. However, no known faults exist within the City limits. Three known earthquake faults are located within 15 miles of the City including portions of the San Andreas (11 miles from Downtown Riverside), San Jacinto (7 miles from Downtown Riverside), and the Elsinore Fault lines (13 miles from Downtown Riverside). The proximity to these known faults will subject the City to various levels of seismic activity. It is estimated that the San Andreas fault is capable of generating an 8.3 magnitude (M) earthquake while the San Jacinto fault has the capacity to generate a 7.0M earthquake and the Elsinore fault is capable of producing a 6.0M earthquake.</p>				
<p>People and structures in the Planning Area are subject to risks from the hazards associated with earthquakes. Seismic activity poses two types of hazards: primary and secondary. Primary hazards include ground rupture, ground shaking, ground displacement, and subsidence and uplift from earth movement. Primary hazards can induce secondary hazards such as ground failure (lurch cracking, lateral spreading, and slope failure), liquefaction, water waves (tsunamis and seiches), movement on nearby faults (sympathetic fault movement), dam failure, and fires. Potential seismic hazards affecting the Planning Area include ground shaking, ground failure, and liquefaction.</p>				
<p>Seismic shaking is the geological hazard that has the greatest potential to severely impact the project area, given that the area is located near several significant faults that have the potential to cause moderate to large earthquakes. According to Geotechnical Report, prepared by Wilson Geosciences, Inc., the City of Riverside could experience ground acceleration greater than 35 to 43 percent. These probabilistic ground motion values for the City are within the limits for current structural design (CBC/UBC) for non-critical structures, including most residential, commercial, and industrial buildings.</p>				
<p>The major geologic hazards associated with ground shaking include liquefaction and ground failure. Liquefaction occurs when ground shaking causes water-saturated soils to become fluid and lose strength. Liquefaction historically has been responsible for significant damage, creating problems with bridges, buildings, buried pipes and underground storage tanks. The City is underlain by areas susceptible to varying degrees of liquefaction, ranging from moderate to very high. Liquefaction hazards are particularly significant along watercourses. The primary liquefaction areas are within the City limits including the area along the Santa Ana River, a broad area south and west of the Riverside Municipal Airport, a portion in western Riverside spanning La Sierra Avenue and a smaller area along the City’s southern boundary. The project site is identified as having a low liquefaction potential.</p>				
<p>Strong ground motions can also worsen existing unstable slope conditions, particularly if coupled with saturated ground conditions. Seismically induced landslides and rockfalls would be expected in the northeastern area associated with the Box Springs Mountain, the southern and southwestern areas associated with the Cajalco Ridge and La Sierra Hills, the western area associated with the Norco Hills and at Mt. Rubidoux adjacent to the Santa Ana River in the event of a major earthquake or human activity. Factors contributing to the stability of slopes include slope height and steepness, engineering characteristics of the earth materials comprising the slope, and intensity of ground shaking. It is estimated that a ground acceleration of at least 0.10 g in steep terrain is necessary to induce earthquake-related rockfalls, although exceeding this value does not guarantee that rockfalls will occur. Because there are several faults capable of generating peak ground accelerations of over 0.10 g in Riverside County, there is a high potential for seismically induced rockfalls and landslides to occur. The areas of high susceptibility to seismically induced landslides and rockfalls correspond to steep slopes in excess of 30 percent.</p>				
<p>The project site is relatively flat with an average existing slope of 1.77%. As such, the project site will not be subject to landslides or unstable soil conditions.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Expansive soils are soils with a significant amount of clay particles that have the ability to give up water (shrink) or take on water (swell). Fine-grained soils, such as silts and clays, may contain variable amounts of expansive clay minerals. When these soils swell, the change in volume exerts significant pressures on loads that are placed on them. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support. The project site is identified as not having a high shrink-swell capacity.</p> <p>As such, a less than significant impact is expected.</p>				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6ii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p> <p>See response 6ai above.</p>				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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)</p> <p>See response 6ai above.</p>				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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)</p> <p>See response 6ai above.</p>				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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)</p> <p>See response 6ai above.</p>				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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)</p> <p>See response 6ai above.</p>				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6d. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</i>				
See response 6ai above.				
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"/>
6e. Response: <i>(Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types.</i>				
The project site will continue to be served by City Sewer. No Impact is expected.				
7. GREENHOUSE GAS EMISSIONS.				
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7a. Response:				
The project will not interfere with the State’s goals of reducing greenhouse gas emissions to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. As the proposed improvements are minimal in nature, emissions resulting from tenant improvements are expected to be far lower than the SCAQMD thresholds for significance. Therefore, this project will have no impact with respect to GhG emissions.				
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"/>
7b. Response:				
Projects that are consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG's modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD’s AQMP, Regional Transportation Improvement Program (RTIP), and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) which are consistent with the General Plan 2025 “Typical Growth Scenario.” Since the project is consistent with the General Plan 2025 it is also consistent with the AQMP. The project will have a less than significant impact directly, indirectly and cumulatively to the implementation of an air quality plan.				
8. HAZARDS & HAZARDOUS MATERIALS.				
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8a. Response: <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan)</i>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The proposed project does not involve the transport, use, or disposal of any hazardous material. As such, the project will have no impact related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.</p>				
<p>b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8b. Response: <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan)</i></p> <p>The proposed project does not involve the use of any hazardous materials. As such the project will have no impact directly, indirectly or cumulatively for creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>				
<p>c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8c. Response: <i>(Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code)</i></p> <p>The proposed project does not involve any emission or handling of any hazardous materials. Therefore, the project will have no impact regarding emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school directly, indirectly or cumulatively.</p>				
<p>d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8d. Response: <i>(Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</i></p> <p>A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have no impact to creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p>				
<p>e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8e. Response: <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p align="center"><i>Compatible Use Zone Study for March Air Reserve Base (August 2005)</i></p>				
<p>All airports, public and private, with influence area over the City have a valid airport land use plan. A review of the safety and/or airport compatibility zones as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR found that the project site is located outside of the Riverside County Airport Land Use Compatibility Plan (RCALUCP) zones, which places no limitation on densities. The proposed project is consistent with the Airport Land Use Compatibility Plan. Therefore, the project will have no impact resulting in a safety hazard for people residing or working in the project area directly, indirectly or cumulatively.</p>				
<p>f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8f. Response: <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)</i></p> <p>There are no private airstrips within the City. Therefore, the project will have no impact resulting in a safety hazard for people residing or working in the project area 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8g. Response: <i>(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)</i></p> <p>The City of Riverside has developed an extensive Emergency Operations Plan, created by the Emergency Management Office. The City’s Fire Department promotes a high level of multi-jurisdictional cooperation and communication for emergency planning and response management through activation of the Standardized Emergency Management System (SEMS) as well as establishing emergency evacuation routes. The General Plan also provides policies to identify methods of implementing the emergency plan. With continued use of the SEMS and because the proposed project is consistent with the General Plan 2025 and consistent with General Plan policies enforcing compliance with the Emergency Operations Plan, impacts to emergency response/evacuation plans will be less than significant.</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>8h. Response: <i>(Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, City of Riverside’s EOP, 2002, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)</i></p> <p>The proposed project is located in an urbanized area where no wildlands exist and where no wildlands exist in proximity or adjacent to the area in which the project is proposed. No impacts will result from this project.</p>				
<p>9. HYDROLOGY AND WATER QUALITY. 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"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>9a. Response: <i>(Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water)</i></p> <p>The proposed project involves minor exterior modifications to an existing structure. The 546 square foot addition and façade improvements will not significantly change the existing drainage nor will it violate any water quality or waste discharge requirement. Further, given that the site is fully developed and that the addition will occupy space that is currently covered in hardscape, an impermeable surface, the project will not alter ground water recharge. Further, given that the site is served by Riverside Public Utilities, the project will not rely on directly withdrawing ground water. A less than significant impact is expected.</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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9b. Response: <i>(Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU Map of Water Supply Basins, RPU Urban Water Management Plan, WMWD Urban Water Management Plan)</i></p> <p>See response 9a above.</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>9c. Response: <i>(Source: Preliminary grading plan)</i></p> <p>See response 9a above.</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>9d. Response: <i>(Source: Preliminary grading plan)</i></p> <p>See response 9a 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>9e. Response: <i>(Source: Preliminary Grading Plan)</i></p> <p>See response 9a above.</p>				
<p>f. Otherwise substantially degrade water quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9f. Response:</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
See response 9a above.				
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9g. Response: <i>(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Panel 06065C0726G)</i></p> <p>The project site is located within Zone X of the FEMA floodplain maps. Zone X is located outside of all 100- and 500-year flood zones. As such, the project will have no impact.</p>				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9h. Response: <i>(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Panel 06065C0726G)</i></p> <p>The project site is located within Zone X of the FEMA floodplain maps. Zone X is located outside of all 100- and 500-year flood zones. As such, the project will have no impact.</p>				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9i. Response: <i>(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Panel 06065C0726G)</i></p> <p>The project site is located within Zone X of the FEMA floodplain maps. Zone X is located outside of all 100- and 500-year flood zones. Further, the site is not located within a Dam Inundation area. As such, the project will have no impact.</p>				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9j. Response: <i>(Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)</i></p> <p>Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, no impacts due to tsunamis will occur directly, indirectly or cumulatively.</p>				
<p>10. LAND USE AND PLANNING:</p> <p>Would the project:</p>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>10a. Response: <i>(Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers)</i></p> <p>As noted above, the project site is fully developed. The proposed project includes a minor 546 square foot addition, façade upgrades and minor changes to the approved occupancy of the building. Given that the site is fully developed, including all on-site and off-site improvements, the project will have no impact on physically dividing an established community.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10b. Response: (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Downtown Specific Plan, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</p> <p>The proposed project is consistent with the General Plan and Specific Plan with jurisdiction over the project site. The originally project approval was in 1965 at which time, variances were granted to permit a reduction in parking for the project site. Given the relatively minor changes to the project site, the project will have a less than significant impact.</p>				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10c. Response: (Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan)</p> <p>See Response 4f above.</p>				
<p>11. MINERAL RESOURCES. Would the project:</p>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11a. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The project site is built out. There are no known mineral resources within the project area. As such, no impact is expected.</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>11b. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The project site is built out. There are no known mineral resources within the project area. As such, no impact is expected.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12a. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</p> <p>The proposed project will result in minor temporary increases to ambient noise levels as a result of the façade improvements and addition. However, this increase is temporary in nature and will not result in a prolonged increase in noise levels. The project is required to comply with Title 7 of the Municipal Code, Noise. As such, the project will have a less than significant impact.</p>				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12b. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report)</p> <p>See Response 12a above.</p>				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12c. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</p> <p>See Response 12a above.</p>				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12d. Response: (Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report)</p> <p>See Response 12a above.</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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
expose people residing or working in the project area to excessive noise levels?				
<p>12e. Response: (Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>See Response 12a above.</p>				
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12f. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>See Response 12a above.</p>				
<p>13. POPULATION AND HOUSING.</p>				
<p>Would the project:</p>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13a. Response: (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG’s RCP and RTP)</p> <p>The project will result in a net change of 546 square feet of space and 8 beds within an existing care facility. Given the limited scope, the project will not induce substantial population growth in the area directly or indirectly. A less than significant impact is expected.</p>				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>13b. Response: (Source: CADME Land Use 2003 Layer)</p> <p>The project does not involve the displacement or removal of any dwelling units. No impact is expected.</p>				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>13c. Response: (Source: CADME Land Use 2003 Layer)</p> <p>See response 13b above.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES.				
<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>14a. Response: (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)</p> <p>The project site is fully developed. The proposed project, façade upgrade, 546 square foot addition, and minor changes to occupancy, will not alter the Fire Department or Police Department’s ability to protect and serve the facility. Further, given that the site is age restricted, the site will have no impact on schools. Finally, given that the project will only increase the overall population of the building by 6 beds, there will be a less than significant impact on Parks and other public facility.</p>				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>14b. Response: (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)</p> <p>See response 14a above.</p>				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>14c. Response: (Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level, and Figure 5.13-4 – Other School District Boundaries)</p> <p>See response 14a above.</p>				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14d. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative)</p> <p>See response 14a above.</p>				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14e. Response: (Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards)</p> <p>See response 14a above.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15a. Response: <i>(Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</i></p> <p>See response 14a above.</p>				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14b. Response:</p> <p>See response 14a above.</p>				
16. TRANSPORTATION/TRAFFIC.				
Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16a. Response: <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</i></p> <p>As noted above, the project will result in an increase of 6 beds and 2 independent living units. The increase, compared to the approved 124 total units will have a less than significant increase on traffic.</p>				
b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16b. Response: <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,</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p align="center"><i>SCAG's RTP)</i></p> <p>The project is consistent with the General Plan which is consistent with the County Congestion Management program. As such, the project will have a less than significant impact.</p>				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16c. Response: <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)</i></p> <p>As noted above, the project will not alter any air traffic patterns. No impact is expected.</p>				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16d. Response: <i>(Source: Project Site Plans)</i></p> <p>The project will not result in increased hazards due to a design feature. The site is currently developed and the project will have only minor changes to the overall site design. No impact is expected.</p>				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16e. Response: <i>(Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)</i></p> <p>The proposed project is fully developed in a fully developed neighborhood. The project will not alter the existing streets, nor will it have any impact on emergency access. As conditioned, the site will be required to provide emergency access at all times during construction. However, given the small size of the addition, and minor façade changes, the construction should not interfere with current emergency services.</p>				
f. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16f. Response: <i>(Source: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)</i></p> <p>See response 16a-e above.</p>				
<p>17. UTILITIES AND SYSTEM SERVICES.</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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17a. Response: <i>(Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD , Figure 5.8-1 – Watersheds)</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
The project is consistent with the General Plan. As such, the resulting wastewater discharged by the project is consistent with the permitted discharge evaluated in the General Plan. A less than significant impact is expected.				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17b. Response: <i>(Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-I - Current and Projected Water Use WMWD, Table 5.16-J - General Plan Projected Water Demand for WMWD Including Water Reliability 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area & Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure.)</i>				
The project will result in an increase of 6 skilled nursing beds and 2 senior living units. Given the small size of the project, no new treatment facilities will need to be constructed. A less than significant impact is expected.				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17c. Response: <i>(Source: FPEIR Figure 5.16-2 - Drainage Facilities)</i> See response 17b above.				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17d. Response: <i>(Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025, Table 5.16-H – Current and Projected Domestic Water Supply (acre-ft/year) WMWD Table 5.16-I Current and Projected Water Use WMWD, Table 5.16-J – General Plan Projected Water Demand for WMWD Including Water Reliability 2025, RPU Master Plan, EMWD Master Plan, WMWD Master Plan, and Highgrove Water District Master Plan)</i> See responses 17a-b above.				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17e. Response: <i>(Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD)</i> See responses 17a-b above.				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>17f. Response: <i>(Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)</i></p> <p>See response 17a-b above.</p>				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17g. Response: <i>(Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)</i></p> <p>The project is currently served by Burrtec Waste Industries. As a solid waste contractor, Burrtec is required to comply with all applicable federal, state, and local statutes and regulations. No impact is expected.</p>				
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>18a. Response: <i>(Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, and FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code)</i></p> <p>See responses in Sections 4 (Biological Resources) and 5 (Cultural Resources). Information contained in this initial study supports the conclusion that the proposed project will not result in the degradation of environmental resources. Therefore, no impacts will result from this project.</p>				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>18b. Response: <i>(Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)</i></p> <p>No adverse cumulative impacts were identified in the Initial Study analysis.</p>				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>18c. Response: <i>(Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of this initial study and found to be less than significant for each of the above sections. Based on the analysis and conclusions in this initial study, the project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, the proposal will have no potential impacts on human beings, either directly or indirectly.</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 ¹	Monitoring/Reporting Method
CULTURAL	MM CULTURAL 1: In keeping with the architectural styling of the building, the addition shall utilize vertical elements that line up with the existing vertical piers.	PRIOR TO PERMIT ISSUANCE	PLANNING DIVISION	PLAN CHECK FILES
CULTURAL	MM CULTURAL 2: The glazing of the new addition shall significantly resemble the existing glazing with aluminum, or other metallic, surrounds, mullions, and muntins, as appropriate to Cultural Heritage Board Staff.	PRIOR TO PERMIT ISSUANCE	PLANNING DIVISION	PLAN CHECK FILES
CULTURAL	MM CULTURAL 3: Should the existing brick prove insufficient for adaptive reuse, the applicant shall provide material samples (including original and proposed) of any new brick for Cultural Heritage Staff for review and approval prior to installing the new brick.	PRIOR TO PERMIT ISSUANCE	PLANNING DIVISION	PLAN CHECK FILES
CULTURAL	MM CULTURAL 4: The façade improvements shall utilize railing similar in style, material, finish and detail to the existing railings. The railings shall be metal with an aluminum style finish that are vertical in design.	PRIOR TO PERMIT ISSUANCE	PLANNING DIVISION	PLAN CHECK FILES

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