



Community & Economic Development Department

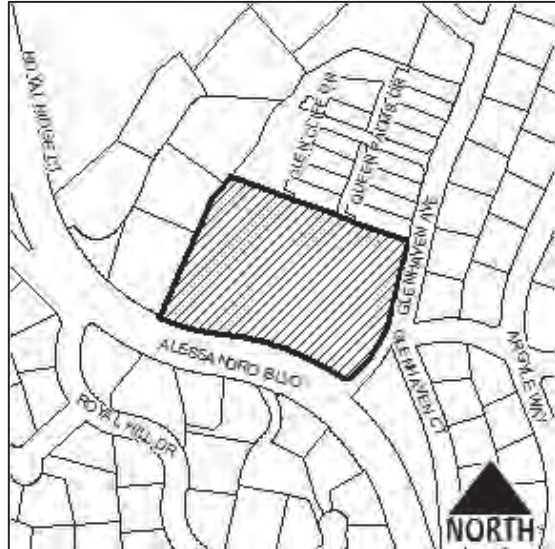
Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

PLANNING COMMISSION HEARING DATE: MARCH 17, 2016

AGENDA ITEM NO.: 3

PROPOSED PROJECT

<i>Case Numbers</i>	P15-0610 (Conditional Use Permit), P15-0611(Design Review)	
<i>Request</i>	To consider a Conditional Use Permit and a Design Review for an 85-unit, assisted living and memory care facility ("Oakmont Senior Living").	
<i>Applicant</i>	Wayne Sant, on behalf of Oakmont Senior Living	
<i>Project Location</i>	5695 Glenhaven Avenue located at the northwest corner of Alessandro Boulevard and Glenhaven Avenue	
<i>APN</i>	222-250-006	
<i>Project area</i>	Approximately 5.28 acres	
<i>Ward</i>	3	
<i>Neighborhood</i>	Victoria	
<i>Specific Plan</i>	None	
<i>General Plan Designation</i>	LDR – Low Density Residential	
<i>Zoning Designation</i>	R-1-13000 – Single Family Residential Zone	
<i>Staff Planner</i>	Candice Assadzadeh, Assistant Planner 951-826-5667; cassadzadeh@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the proposed cases will not have a significant effect on the environment based on the findings set forth in the case record,

and recommend the City Council ADOPT a Mitigation Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP); and

2. **RECOMMEND APPROVAL** of Planning Cases P15-0610 (Conditional Use Permit) and P15-0611 (Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The approximately 5.28 acre site consists of one parcel, and is located at the northwest corner of Alessandro Boulevard and Glenhaven Avenue. The property is partially developed with the former Riverside Swim and Tennis Club. Attached Exhibits 3-5 demonstrate the project site's specific location, as well as the subject and surrounding General Plan and Zoning designations.

PROPOSAL

The applicant requests approval of a Conditional Use Permit and Design Review application to permit an 85-unit assisted living facility (Oakmont Senior Living). The facility will consist of a single two-story, 87,953 square foot building, with a maximum of 103 beds. Assisted living refers to the residential-style community housing for senior citizens who can function semi-independently, but require assistance with daily activities.

Oakmont Senior Living will provide amenities such as private and formal dining rooms, a café, entertainment and activity rooms, beauty salon, library, outside courtyard, an in-house fitness center, and a private surround-sound theater. Additional services will include:

- Dining – 3 daily meals, plus beverages and snacks
- Housekeeping, Laundry, Linens
- Chauffeured Transportation
- 24-hour Emergency Response
- Wellness and Personal Care, Medication Management
- Exercise Programs
- Musical Performances, Lectures
- Full Social and Activity Calendar
- Religious Services

The applicant indicates that at move-in, the majority of residents at these types of facilities are in their early to mid-eighties. Residents utilize a myriad of assisted living services offered within the community such as medication management, an in-house concierge doctor program, and diabetes management. Progressive care needs of residents are provided within individual private rooms to allow residents to age-in-place. In addition, twenty-seven of the units are set aside for memory care. The memory care program will be offered in a specifically designed area for residents with Alzheimer's disease and other forms of dementia.

The facility will be open and operate on a 24-hour basis, seven days a week. The number of employees will fluctuate throughout the day from a high of 30 employees during the morning and afternoon, and 4-6 employees during evening and night shifts.

The project will be served by two driveways from Glenhaven Avenue. One entrance into the project is located opposite the existing 3-way intersection of Glenhaven Court, Glenhaven

Avenue, and Benedict Avenue. Whereas, the second entrance into the project is located across from the existing single family residences, approximately 37-feet from the northerly property line.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	Consistent	Inconsistent	N/A
<i>General Plan 2025</i> The LDR – Low Density Residential General Plan Land Use Designation is intended to provide for residential development with a density of up to 6.0 dwelling units per acre. The project will facilitate the General Plan objectives which call for “adequate housing and supportive services for Riverside residents with special needs” (Goal H-4) and “supporting the development of accessible and affordable senior rental housing readily accessible to support services” (Policy H-4.1).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Specific Plan</i> The project site is not located within a Specific Plan area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Zoning Code Land Use Consistency (Title 19)</i> The underlying R-1-13000 Single Family Residential Zone conditionally permits assisted living facilities subject to the standards set forth in Section 19.260 (Assisted Living Facilities) of the Zoning Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Compliance with Citywide Design & Sign Guidelines</i> The proposed assisted living facility meets the objectives of the City’s design guidance document, subject to the recommended conditions of approval detailed below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Compliance with Assisted Living Facilities Development Standards</i> The underlying base zone (R-1-13000 – Single Family Residential Zone) allows for assisted living facilities only as a Conditional Use. As is demonstrated in the tables below, the project is consistent with all applicable development standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Standard			Proposed	Consistent	Inconsistent
<i>Max. Lot Coverage</i>	30%		20%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Setbacks</i>	Front Setback	25 feet	138 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Setback	The facility, when located in any residential zone, shall be set back at least 20 feet from every property line	North, adjacent to existing residential development: 23 feet South, adjacent to Alessandro Boulevard: 115 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	30 feet	200 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Height</i>	35 feet (Architectural design features, such as towers, may exceed the specified height limit by a maximum of 10%, subject to approval by the appropriate Approving or Appeal Authority.)		Main Building: 26 feet 1.25 inch Tower: 36 feet 1.25 inch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Parking</i>	0.5 spaces/bed	52 spaces minimum	62 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking

The Zoning Code requires 0.5 parking spaces per bed for assisted living facilities. Based on a total of 103 beds, 52 parking spaces are required, and 62 parking spaces are proposed. According to the applicant, very few residents own cars or drive. Transportation needs are provided by a 20+ passenger bus, with a qualified driver, along with a smaller vehicle for local trips. Parking will primarily be utilized by staff and visitors. Staff believes that 62 parking spaces will be adequate to provide parking for the 30 peak hour employees and visitors to the facility, therefore parking will have no impact on surrounding properties.

Architecture

The building elevations as submitted reflect Tuscan-style elements, such as a hipped roof, entry area accentuated by columns, window surrounds, and a tile roof. A variety of building materials, including stucco and stone veneer, are incorporated into the project to lend visual interest to the building.

Per the Citywide Design Guidelines, the windows, façade, roof shape, size and rhythm of openings, trim and details, and materials and color are generally compatible with the surrounding neighborhood. Furthermore, the proposed assisted living facility will provide pedestrian circulation which is sited with adequate separation from vehicular traffic. The proposed on-site pedestrian walkways link common open space facilities, such as the dining patio, memory care garden, resident's garden, and the pet park. Staff supports the building elevations as described above, subject to the recommended conditions of approval.

Conceptual Landscaping

Conceptual landscape plans have been designed to provide a variety of landscape materials throughout the project site, including trees, shrubs, vines, and groundcovers, which creates a lush and comfortable environment for residents and those viewing from public areas. On site pedestrian walkways are visually attractive, and well defined by landscaping and lights. Therefore, Staff supports the conceptual landscape plans, and recommends a condition of approval requiring substantial landscaping is provided at the corner of Alessandro Boulevard and Glenhaven Avenue to screen existing accessory structures, as well as the formal submittal of detailed landscape and irrigation plans prior to building permit issuance.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The CEQA documentation states the proposed project will not have a significant effect on the environment subject, to the recommended mitigation measures.

NEIGHBORHOOD COMPATIBILITY

Staff believes the project will not generate noise, traffic, or activity that would disrupt the existing neighborhood. Further, the applicant has indicated that a community vanpool service, an on-site resident manager, and emergency call systems will be provided. It has been the City's experience that assisted living facilities typically make good neighbors, as they are a low impact use, with substantially reduced noise and traffic generation as compared to other types of residential developments.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report five responses have been received. Three responses were received in support of the project, and two responses were received by Staff in opposition to the project.

The letters were received from property owners to the north and east of the project site. The property owners oppose the project due to impacts associated with traffic and kitchen odors. Public Works reviewed the anticipated traffic trips generated by the proposed facility and found that due to the size of the facility, the project was exempt from a Traffic Impact Analysis. In terms of the concerns regarding kitchen odors, there are performance standards in the Municipal Code, which address foul or obnoxious odors. Such as, odors shall not be of such intensity beyond the lot line of the use so as to be offensive to a reasonable person of normal sensitivity. Furthermore, the proposed kitchen facility is located at the southwesterly corner of the building, which is the furthest point from existing single family residences. Due to site planning efforts and required performance standards, staff believes that the kitchen will not create odor impacts on the existing neighborhood.

APPEAL INFORMATION

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

EXHIBITS LIST

1. Recommended Findings
2. Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Site Plan
7. Floor Plans
8. Elevations
9. Colored Elevations
10. Conceptual Landscape Plan
11. Wall and Fence Plan
12. Conceptual Grading Plans
13. Existing Site Photos
14. ALUC Correspondence
15. Correspondence Received
16. CEQA Document (Mitigated Negative Declaration)

(Color / Material Board to be available at the City Planning Commission Meeting)

Report and Recommendations Prepared by:
Report and Recommendations Reviewed by:
Report and Recommendations Approved by:

Candice Assadzadeh, Assistant Planner
Ted White, City Planner
Rafael Guzman,
Community & Economic Development
Director



EXHIBIT 1 – FINDINGS

PLANNING CASES: P15-0610 (Conditional Use Permit)
 P15-0611 (Design Review)

STAFF FINDINGS

- a. The proposed project is consistent with the General Plan 2025 as the project will facilitate “adequate housing and supportive services for Riverside residents with special needs” (Goal H-4) and “supporting the development of accessible and affordable senior rental housing readily accessible to support services” (Policy H-4.1);
- b. The proposed development will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;
- c. The proposed use is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- d. The proposed use will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area, with implementation of the recommended conditions of approval;
- e. The proposed use will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest; and
- f. The proposed development is in compliance with the majority of the standards applicable to the proposed development.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: **P15-0610** (Conditional Use Permit)
P15-0611 (Design Review)

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

Case Specific

• **Planning**

1. A maximum of 103 assisted senior living beds and 85 independent senior living units are permitted in conjunction with this Conditional Use Permit.
2. All conditions of Riverside County Airport Land Use Commission case ZAP1155MA15 shall apply.
3. *Advisory:* Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Demolition Permit Issuance:

4. * In accordance with National Emission Standards for Hazardous Air Pollutants, the existing buildings located on the project site shall be evaluated for the presence of asbestos-containing material (ACM), lead-based paints (LBP), or polychlorinated biphenyls (PCBs), prior to their demolition. The evaluation shall be conducted by a Cal/OSHA-certified ACM, PCB, and LBP contractor. Any ACM or lead identified as a result of the evaluation shall be removed by a Cal/OSHA certified ACBM, PCB, and lead-based paint contractor and be transported and disposed of off-site in accordance with regulatory requirements.

Prior to Grading Permit Issuance:

5. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;

- c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.
6. * To reduce construction-related particulate matter air quality impacts, the following measures shall be required:
- a. The generation of dust shall be controlled as required by the AQMD;
 - b. Grading activities shall cease during periods of high winds (greater than 25 mph);
 - c. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and
 - d. The contractor shall prepare and maintain a traffic control plan that is prepared, stamped, and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.

7. * A focused protocol survey for burrowing owl is required by the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) to confirm the presence or absence of this species within the survey area (Authority 2004: Section 6.3.2). The survey shall be conducted by a qualified biologist within the burrowing owl breeding season (February through August) and preferably within the most active period of the breeding season (April 15 to July 15), in accordance with MSHCP and CDFW survey requirements to avoid direct take of burrowing owl.

The focused protocol burrowing owl survey shall be conducted during four separate site visits on four separate days with weather conducive to observing owls outside of burrows, conducted from 2 hours before sunset to 1 hour after, or from 1 hour before sunrise to 2 hours after. Burrows and burrowing owl sign should be located and mapped during the first visit, and subsequent observations should be made from a distance using a spotting scope or binoculars, to minimize disturbance near occupied burrows. All observations of burrowing owl, occupied burrows, and burrows with burrowing owl sign shall be recorded and mapped.

8. * If burrowing owl is determined to occupy the project site or immediate vicinity, the City of Riverside Planning Division shall be notified and avoidance measures shall be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the Migratory Bird Treaty Act, and the mitigation guidelines prepared by the California Department of Fish and Wildlife (CDFW 2012).

The following measures are recommended in the CDFW 2012 guidelines to avoid impacts on an active burrow:

- a. No disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.

- b. No disturbance should occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

If necessary, passive or active relocation of burrowing owls shall be implemented by a qualified biologist outside of the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

Prior to Construction:

- 9. * Prior to construction, the applicant shall ensure that the existing fill material is removed from the site.

During Grading and Construction Activities:

- 10. * To mitigate for potential adverse impacts resulting from construction activities, development projects must abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - a. Develop a construction traffic management program that includes, but is not limited to, rerouting construction-related traffic off of congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from the site;
 - b. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - c. Wash off trucks and other equipment leaving the site;
 - d. Replace ground cover in disturbed areas immediately after construction;
 - e. Keep disturbed/loose soil moist at all times;
 - f. Suspend all grading activities when wind speeds exceed 25 miles per hour;
 - g. Enforce a 15-mile-per-hour speed limit on unpaved portions of the construction site.
- 11. * To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or must provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
- 12. * It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources. In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any

previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) forms, and evaluated for significance in terms of CEQA criteria.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency, where they would be afforded long-term preservation to allow future scientific study.

13. * In the event a fossil is discovered during construction for the proposed project, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.
14. * In the event of an accidental discovery or recognition of any human remains, Public Resource Code (PRC) Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:
 - a. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98, or
 - b. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project area in a location not subject to further subsurface disturbance:
 - i. The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;

- ii. The descendent identified fails to make a recommendation; or
 - iii. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.
- 15. * During any ground-breaking activities, if soil or groundwater at the site is to be disturbed, proper procedures should be followed with respect to worker health and safety, and any affected soil or groundwater encountered should be properly managed and disposed in accordance with local and state regulations. In addition, the applicant will ensure that a qualified environmental professional oversee excavation activities of the undocumented backfill reported on the western and southwestern portions of the site to identify the need for alternative soil management or sampling and analysis.
- 16. * Implementation of the following multi-part mitigation measure is required to reduce potential construction period noise impacts:
 - a. The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
 - b. The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.
 - c. The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.
 - d. At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.
 - e. The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site.
 - f. All on-site demolition and construction activities, including deliveries and engine warm-up, shall be restricted to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday. No such activities shall be permitted on Sundays or federal holidays.
- 17. * The project applicant shall require that all construction contractors restrict the operation of any construction equipment that is powered by a greater than a 150-horsepower engine from operating within 25 feet of the northern project property line.
- 18. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 19. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

20. Noise-reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.

Prior to Building Permit Issuance:

21. Submit three sets of plans depicting the preferred location for above ground utility transformers of capacity to accommodate the planned or speculative uses within the building(s). These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.
22. The landscaping, irrigation and sign plans shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. The landscaping and irrigation plans must be submitted prior to building permit issuance.
 - a. At the corner of Alessandro Boulevard and Glenhaven Avenue, substantial landscaping shall be provided, in a tiered form, to screen proposed parking lot and existing accessory structures.
23. Design Review plans shall be submitted with plan check and shall include the following:
 - a. Provision for screening any ground mounted equipment to the satisfaction of Staff; and
 - b. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission, as applicable.

Prior to Release of Utilities and/or Occupancy:

24. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Call Candice Assadzadeh at (951) 826-5667 to schedule the final inspection at least one week prior to needing the release of utilities. Additional plant material may be required upon final inspection if better coverage is needed.

Operational Conditions:

25. A copy of the Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.

Standard Conditions

- **Planning**

26. There is a 24-month time limit on this approval, which begins following City Council approval of this case.
27. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
28. The Project must be completed per the Conditional Use Permit approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Design Review Staff. Upon completion of the Project, a Design Review Staff inspection must be requested, and UTILITIES will not be released until it is confirmed that the approved plans and all conditions have been implemented.
29. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
30. The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
31. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
32. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
33. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
34. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify

Community Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.

35. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
36. Failure to abide by all conditions of this permit shall be cause for revocation.
37. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
38. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
39. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

- **Public Works**

THE FOLLOWING PUBLIC WORKS "ENGINEERING" CONDITIONS TO BE MET PRIOR TO CASE FINALIZATION UNLESS OTHERWISE NOTED:

40. Deed for widening Alessandro Boulevard to 55-feet from monument centerline to Public Works specifications. Deed shall include right-of-way corner cutback at the Intersection of Alessandro Boulevard and Glenhaven Avenue per City Standard.
41. Waiver of access to Alessandro Boulevard.
42. Closure of unused driveway opening on Glenhaven Avenue to Public Works specifications.
43. Installation of sewer laterals to serve this project to Public Works specifications.
44. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works specifications.
45. Size, number and location of driveways to Public Works specifications.
46. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western

Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

47. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
48. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
49. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
50. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:

- f. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
- g. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
- h. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

- **Fire Department**

Contact Margaret Albanese at 951-826-5455 for questions regarding Fire conditions or corrections.

The following to be met prior to construction permit issuance:

- 51. The gravel fire access road shall be designed and maintained to support the imposed loads of fire apparatus of 80,000 pounds and shall be surfaced so as to provide all-weather driving capabilities.
- 52. An automatic fire sprinkler system is required by City Ordinance 16.32.076. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by an approved facility. Post Indicator valves, Detector Check control valves and water flow switches are required to be central station monitored. Have alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.
- 53. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
- 54. One new public fire hydrant will be required for this project.

- **Public Utilities – Water**

- 55. Advisory: All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies. The existing 6-inch waterline within the property will be required to be upsized to 8-inch and relocated into Glenhaven Avenue and Alessandro Boulevard.
- 56. Advisory: The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.
- 57. Advisory: The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.
- 58. Advisory: The provision of faithful performance bonds in accordance with the City of Riverside Public Utilities Water Rules.

59. Advisory: Off-site public water facilities are required to serve the proposed project. Contact Water Division for specific requirements.

- **Public Utilities – Electric**

Contact Summer Ayala at 951-826-2129 for questions regarding Public Utilities (Electric) conditions/corrections listed below.

60. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
61. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

- **Parks and Recreation**

Prior to Building Permit Issuance:

62. Payment of all applicable park development fees (local, regional/reserve, trail and aquatic) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition, contact Park Planning & Design, 951/826-2000.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, S. AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Exhibit 3 - P15-0610 & P15-0611, Aerial Photograph



Exhibit 4 - P15-0610 & P15-0611, General Plan Map

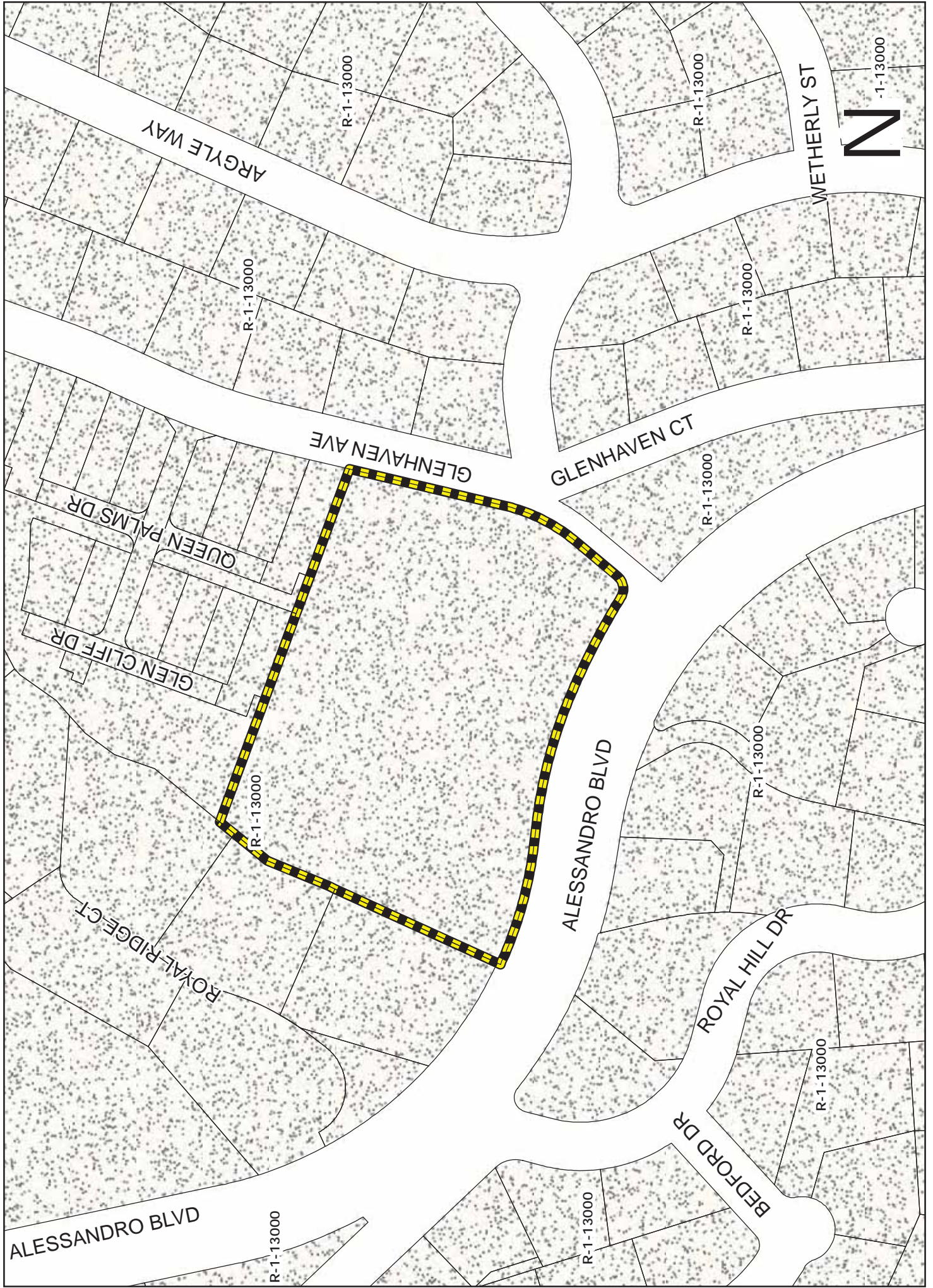


Exhibit 5 - P15-0610 & P15-0611, Zoning Map

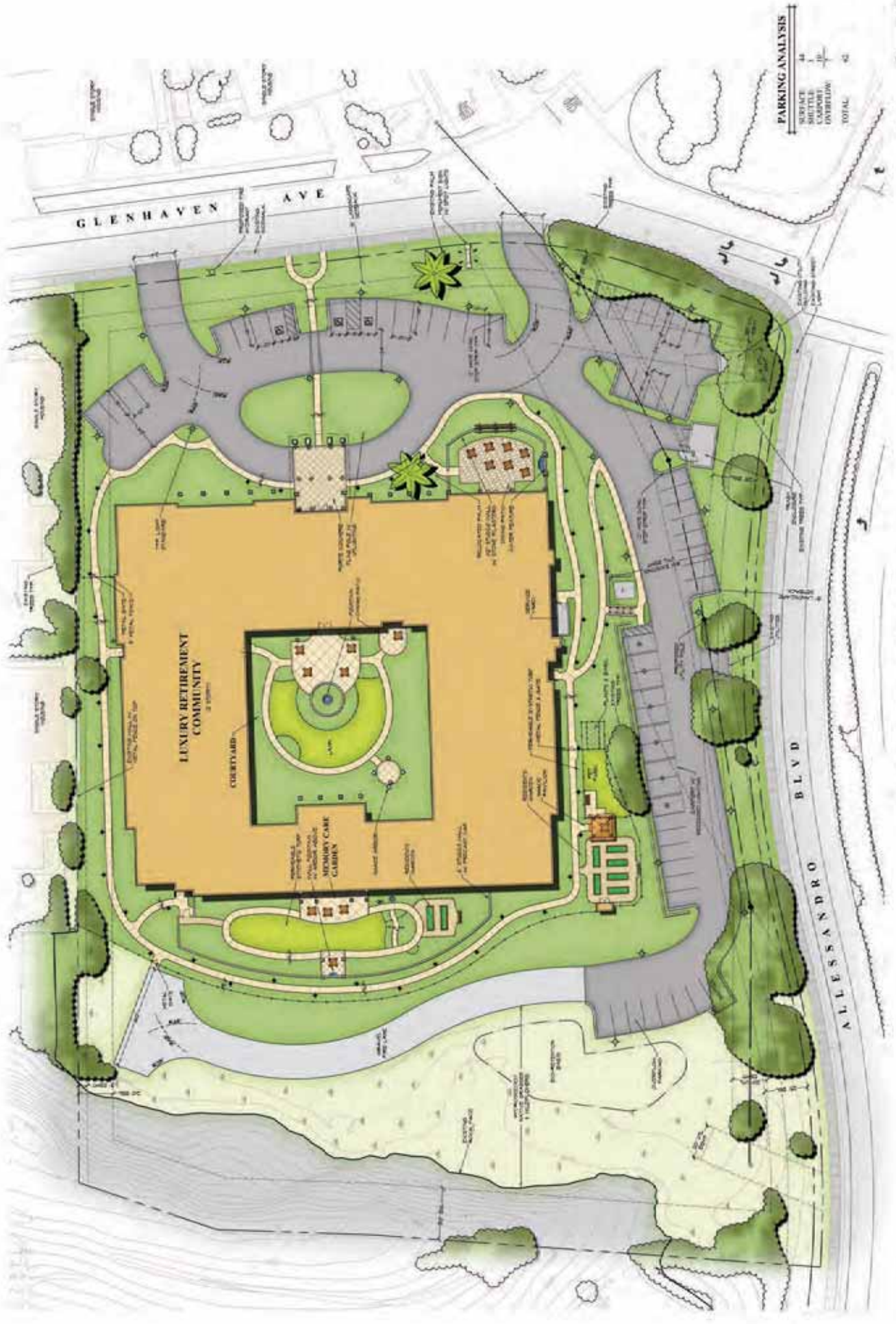


Exhibit 6 - P15-0610 & P15-0611, Site Plan





EAST ELEVATION
NOT TO SCALE



NORTH ELEVATION
NOT TO SCALE



WEST ELEVATION
NOT TO SCALE



SOUTH ELEVATION
NOT TO SCALE

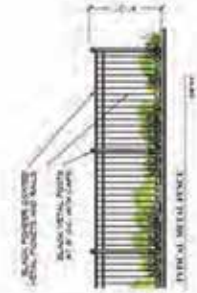
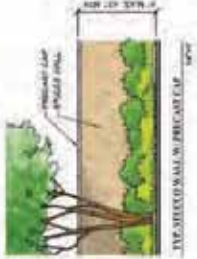
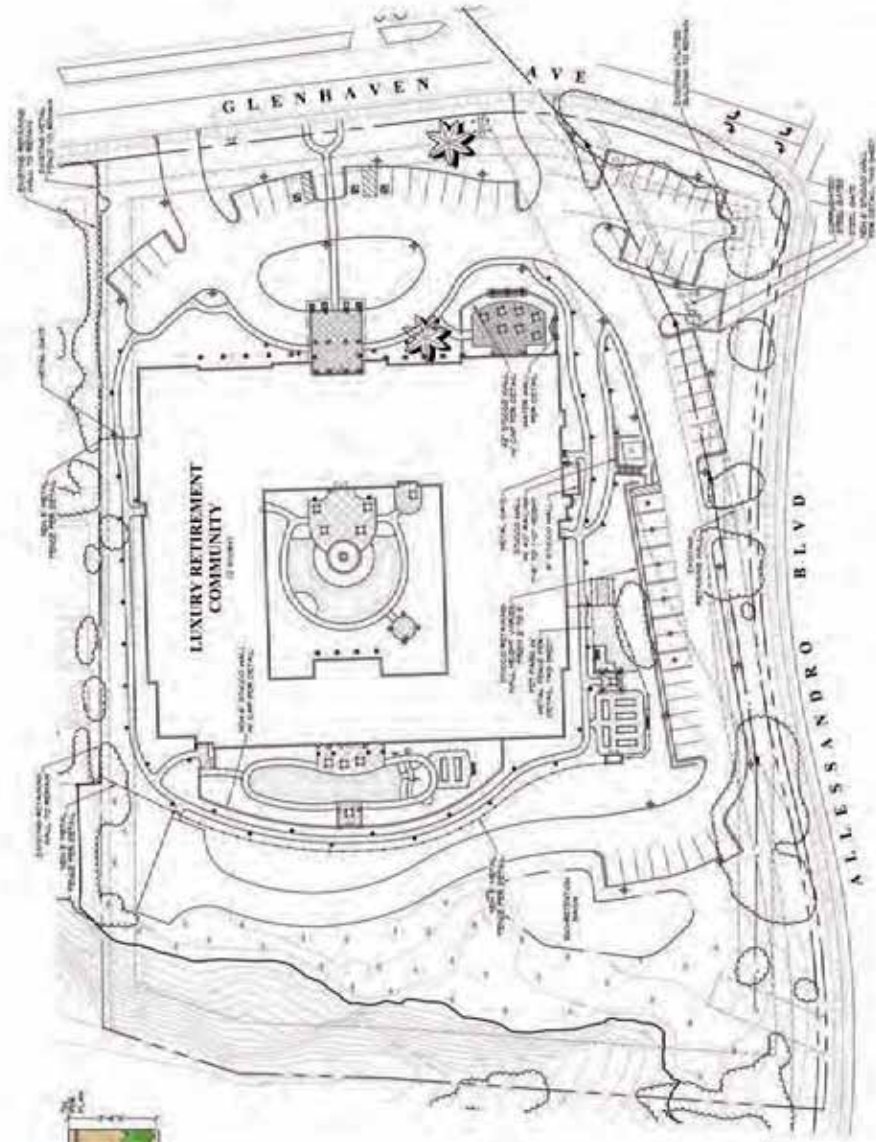
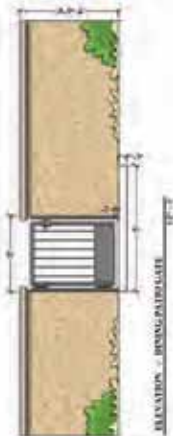
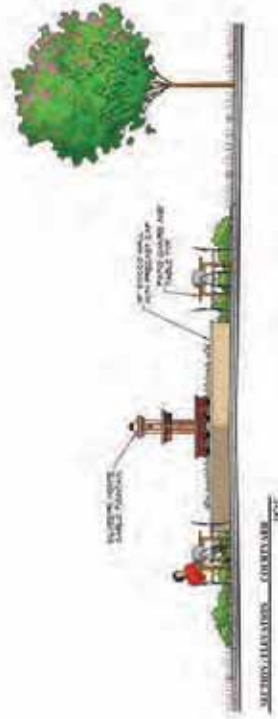
Exhibit 9 - P15-0610 & P15-0611, Colored Elevations

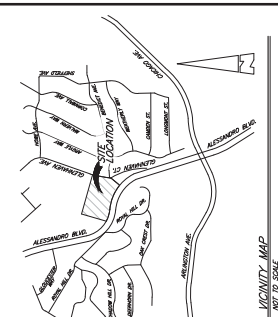
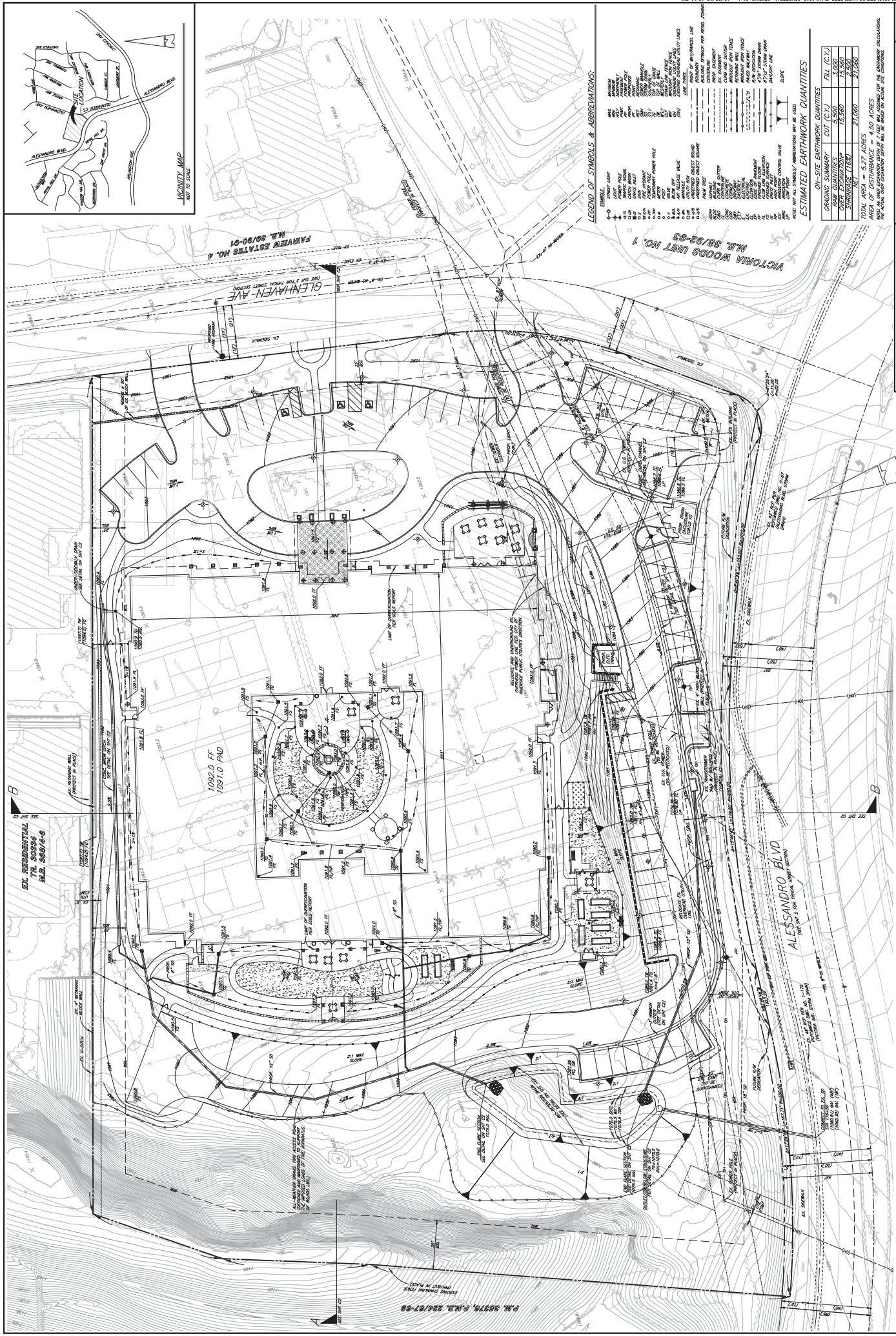
DRAWING BY:
ALTIQ BAL
5440 OLD REDWOOD HWY
SUITE 200
UNION CITY, CA 94587
PH: 925-355-3200

OAKMONT
Center City Living

COLORED ELEVATIONS
OAKMONT OF RIVERSIDE
5655 GLENHAVEN AVENUE, RIVERSIDE, CALIFORNIA

DATE: 12/15/2011
SCALE: AS SHOWN
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
APPROVED BY: J. BROWN
SHEET NO. A1.0





LEGEND OF SYMBOLS & ABBREVIATIONS:

SYMBOL	DESCRIPTION
---	EXISTING GRADE
---	PROPOSED GRADE
---	PROPOSED PAVEMENT
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED GRAVEL
---	PROPOSED SAND
---	PROPOSED SILT
---	PROPOSED CLAY
---	PROPOSED ROCK
---	PROPOSED BRICK
---	PROPOSED GLASS
---	PROPOSED METAL
---	PROPOSED WOOD
---	PROPOSED PLASTER
---	PROPOSED STUCCO
---	PROPOSED GYPSUM
---	PROPOSED CEMENT
---	PROPOSED LIME
---	PROPOSED POTASH
---	PROPOSED SODA
---	PROPOSED SALT
---	PROPOSED SULFUR
---	PROPOSED PHOSPHORUS
---	PROPOSED NITROGEN
---	PROPOSED CARBON
---	PROPOSED HYDROGEN
---	PROPOSED OXYGEN
---	PROPOSED NITROGEN
---	PROPOSED CARBON
---	PROPOSED HYDROGEN
---	PROPOSED OXYGEN

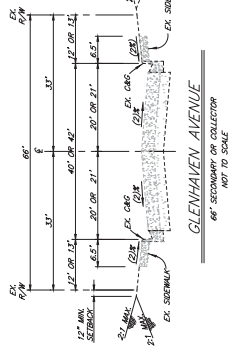
ESTIMATED EARTHWORK QUANTITIES

ON-SITE EARTHWORK QUANTITIES	QUANTITIES	PER (C.Y.)
GRAVEL	15,500	15,500
CONCRETE	15,500	15,500
ASPHALT	15,500	15,500
SAND	15,500	15,500
SILT	15,500	15,500
CLAY	15,500	15,500
ROCK	15,500	15,500
BRICK	15,500	15,500
GLASS	15,500	15,500
METAL	15,500	15,500
WOOD	15,500	15,500
PLASTER	15,500	15,500
STUCCO	15,500	15,500
GYPSUM	15,500	15,500
CEMENT	15,500	15,500
LIME	15,500	15,500
POTASH	15,500	15,500
SODA	15,500	15,500
SALT	15,500	15,500
SULFUR	15,500	15,500
PHOSPHORUS	15,500	15,500
NITROGEN	15,500	15,500
CARBON	15,500	15,500
HYDROGEN	15,500	15,500
OXYGEN	15,500	15,500

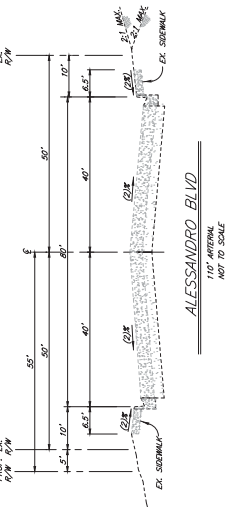
CITY OF RIVERSIDE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONCEPTUAL GRADING PLAN
C1
DATE: 12/14/15
SCALE: 1" = 40'
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN



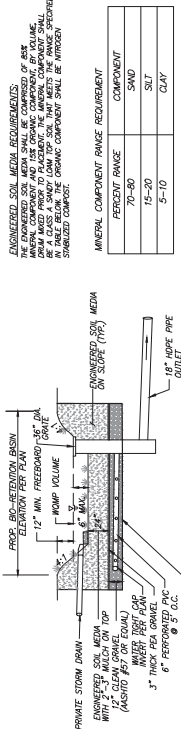
Exhibit 12 - P15-0610 & P15-0611, Conceptual Grading Plan



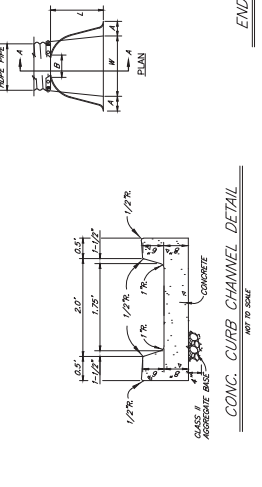
GLENHAVEN AVENUE
6' STORMWATER COLLECTION
NOT TO SCALE



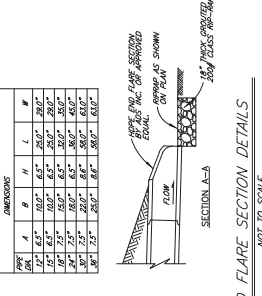
ALESSANDRO BLVD
110' STORMWATER COLLECTION
NOT TO SCALE



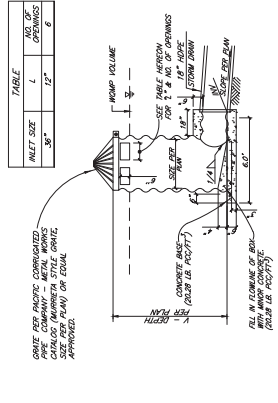
BIO-RETENTION BASIN DETAIL
NOT TO SCALE



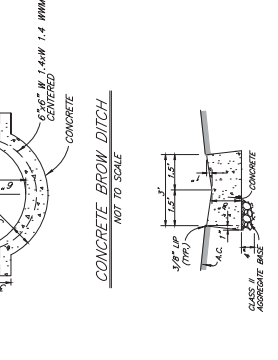
CONC. CURB CHANNEL DETAIL
NOT TO SCALE



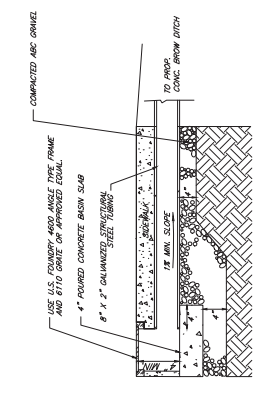
END FLARE SECTION DETAILS
NOT TO SCALE



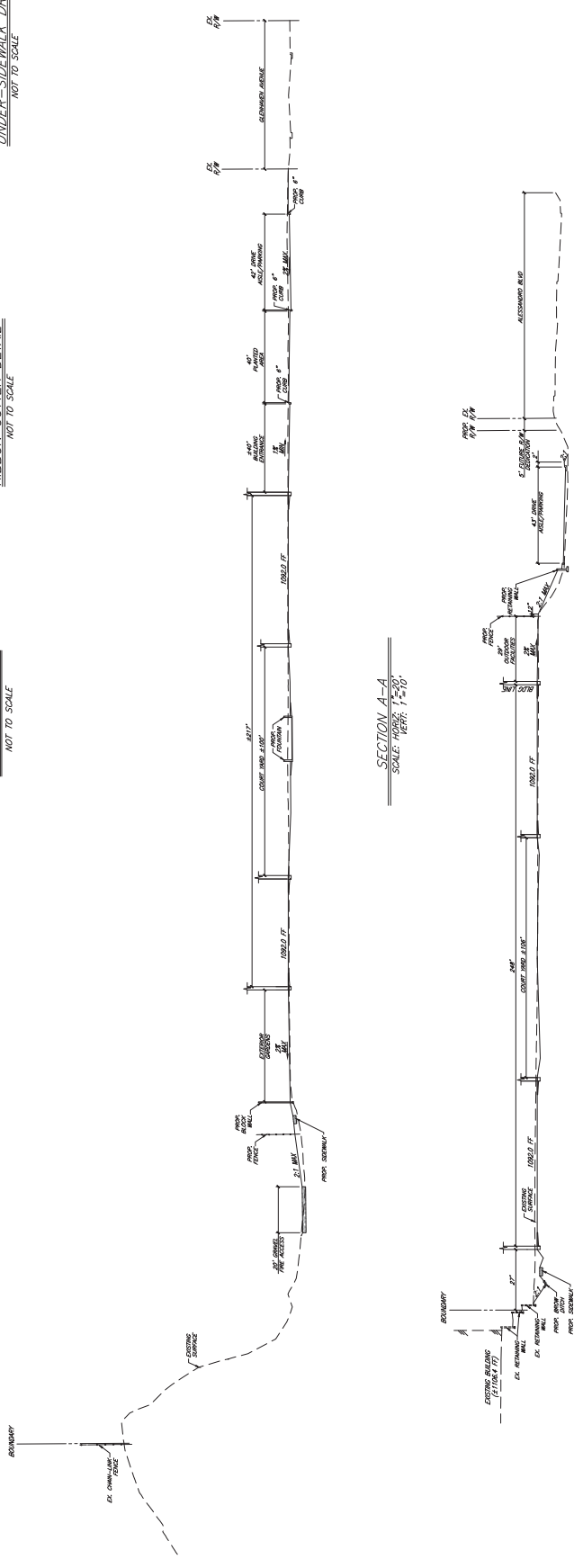
RISE INLET
NOT TO SCALE



CONCRETE BROW DITCH
NOT TO SCALE



UNDER-SIDEWALK DRAIN
NOT TO SCALE



SECTION A-A
SCALE: HORIZ. 1"=20'
VERT. 1"=10'

SECTION B-B
SCALE: HORIZ. 1"=20'
VERT. 1"=10'

DESIGNER'S SOIL MEDIA REQUIREMENTS:

MINERAL COMPONENT AND PERCENT RANGE REQUIREMENT

PERCENT RANGE	COMPONENT
70-80	SAND
15-20	SILT
5-10	CLAY

MINERAL COMPONENT RANGE REQUIREMENT

PERCENT RANGE	COMPONENT
70-80	SAND
15-20	SILT
5-10	CLAY

DESIGNER'S SOIL MEDIA REQUIREMENTS:

MINERAL COMPONENT AND PERCENT RANGE REQUIREMENT

PERCENT RANGE	COMPONENT
70-80	SAND
15-20	SILT
5-10	CLAY

MINERAL COMPONENT RANGE REQUIREMENT

PERCENT RANGE	COMPONENT
70-80	SAND
15-20	SILT
5-10	CLAY



Photograph 1: Looking into the Project Site from the southeast project boundary at the corner of Alessandro Boulevard and Glenhaven Avenue.



Photograph 2: Looking into the Project Site from the northeast project boundary. The Project Site currently has a gated area surrounding eight tennis courts and a courtyard with surrounding buildings.



Photograph 3: Looking into the Project Site from the eastern project boundary, showing the existing courtyard with surrounding buildings and tennis courts beyond.



Photograph 4: Looking into the Project Site from the northwest project boundary. The Project Site currently has a gated area surrounding eight tennis courts and a courtyard with surrounding buildings.



Photograph 5: Looking into the Project Site from the Southwest project boundary at the existing parking lot and undeveloped canyon area.



Photograph 6: Looking out from the Project Site at the northeast project boundary down Glenhaven Avenue. Residential development borders the northern and eastern boundaries of the project site.



Photograph 7: Looking out from the Project Site at the eastern project boundary south down Glenhaven Avenue. The Project Site is located at the intersection of Glenhaven Avenue and Alessandro Boulevard.



Photograph 8: Looking out from the Project Site at the southeastern project boundary, looking east down Alessandro Boulevard. Residential development borders the northern and eastern boundaries of the project site as well as to the south beyond Alessandro Boulevard.

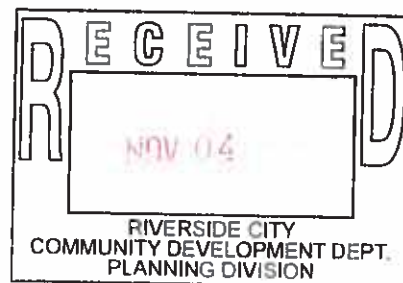


Photograph 9: Looking out from the Project Site at the southeastern project boundary, looking east down Alessandro Boulevard. The existing paved parking lot of the southeastern corner of the Project Site can be seen on the right.



Photograph 10: Looking out from the Project Site at the southwestern project boundary. The Project Site borders Alessandro Boulevard along the southern project boundary.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
Riverside

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor,
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

October 27, 2015

Ms. Candice Assadzadeh, Assistant Planner
City of Riverside Community Development Department/Planning Division
3900 Main Street, Third Floor
Riverside, CA 92522

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

File No.: ZAP1155MA15
Related File No.: P15-0610 (Conditional Use Permit), P15-0611 (Design Review)
APN: 222-250-006

Dear Ms. Assadzadeh:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed P15-0610 and P15-0611, proposals to permit and construct an 87,953 square foot, two story assisted living facility on 5.27 acres located on the northeasterly side of Alessandro Boulevard, westerly of its intersection with Glenhaven Avenue, in the City of Riverside.

The site is located within Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

The site is located more than 20,000 feet from the runways at all public-use airports at an elevation that is below the elevation of the runway at March Air Reserve Base/Inland Port Airport (March ARB/IP). The top point elevation of the proposed structures will be more than 300 feet lower in elevation than the runway at March ARB/IP. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

As ALUC Director, I hereby find the above-referenced Conditional Use Permit and Design Review **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of the proposed apartments and senior living units, and shall be recorded as a deed notice.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

AIRPORT LAND USE COMMISSION

October 27, 2015

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: Wayne Sant, Oakmont Senior Living (applicant)
Senior Living Concepts, LLC (payee) (Windsor address)
KWC Engineers (project representative)
Steve T. Wuo (landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1155MA15\ZAP1155MA15.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

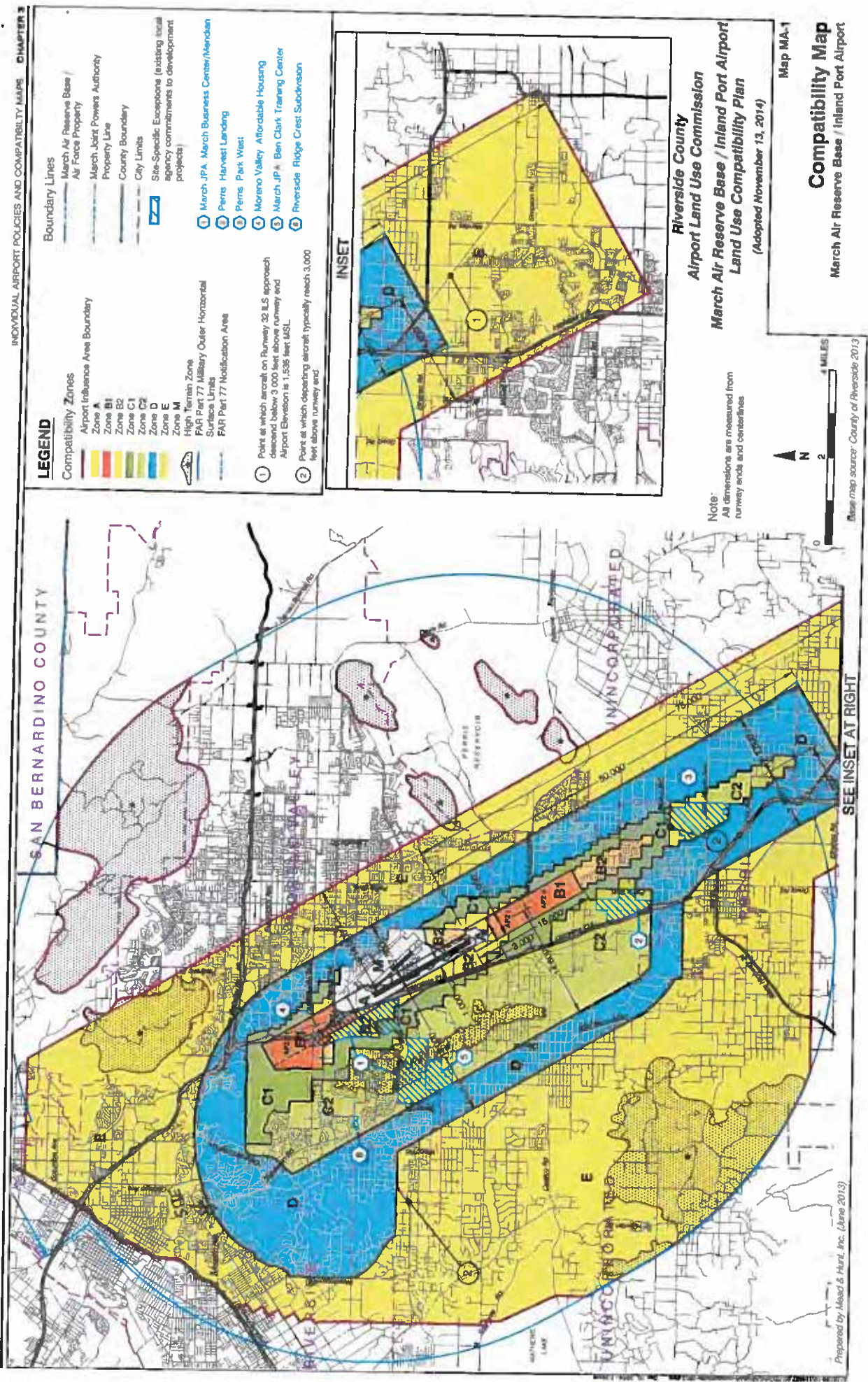
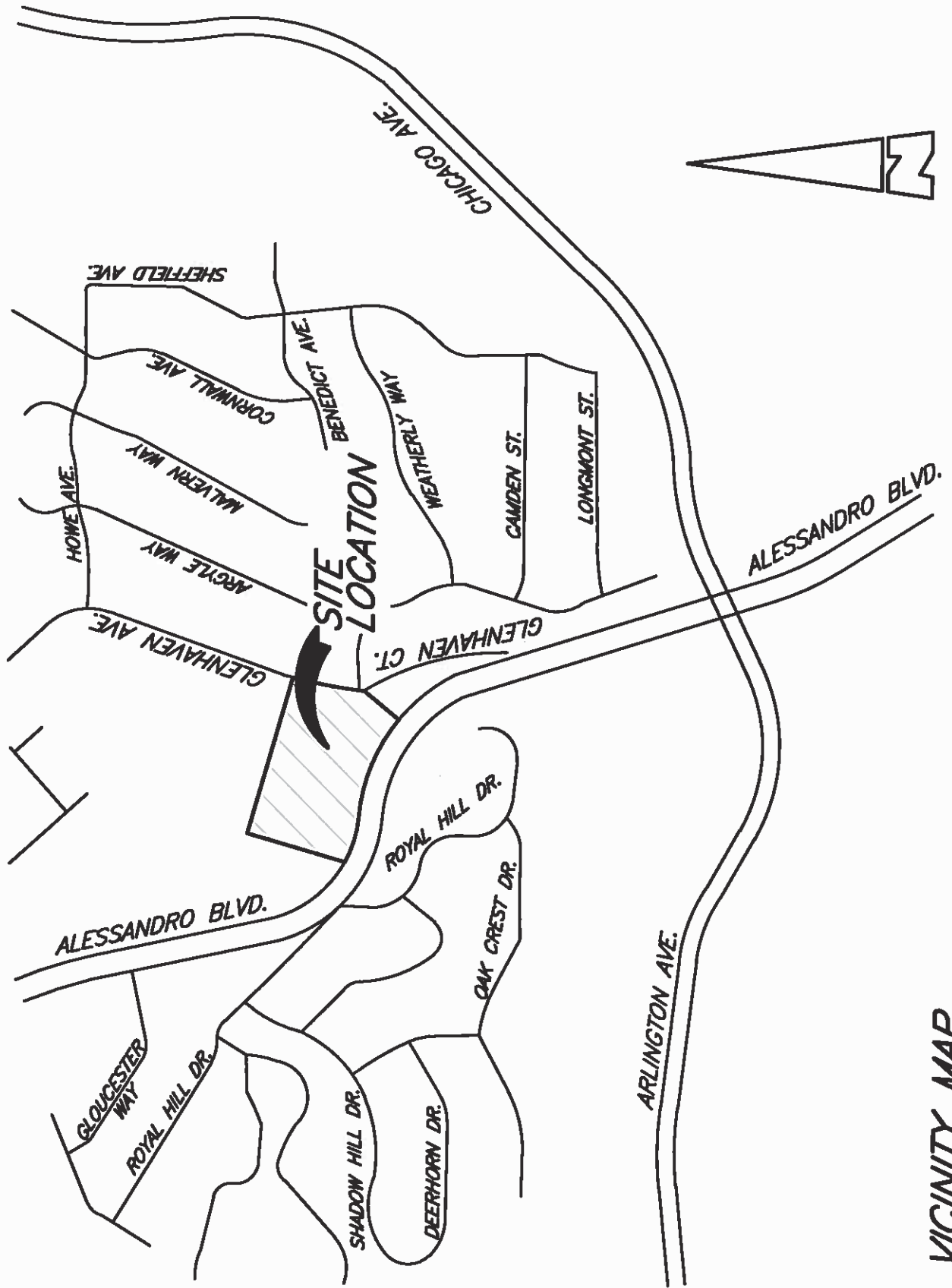
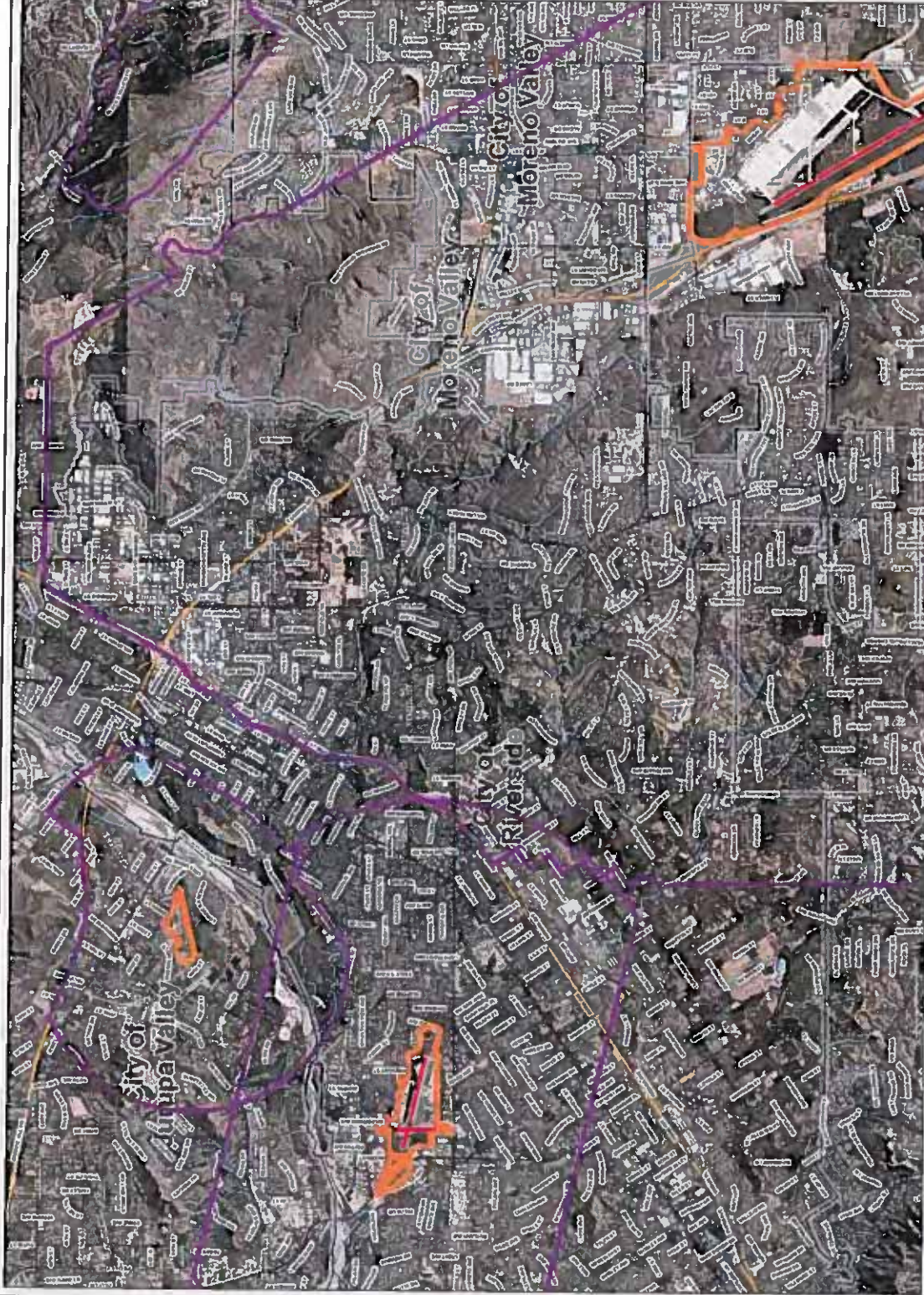


Exhibit 14 - P15-0610 & P15-0611, ALUC Correspondence



VICINITY MAP
NOT TO SCALE

My Map



- Legend**
- Airports
 - AIA
 - Runways
 - City Boundaries
 - adjacent_highways
 - Interstate
 - Interstate 3
 - State Highways 60
 - State Highways 3
 - US HWY
 - OUT
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - counties
 - cities

Notes

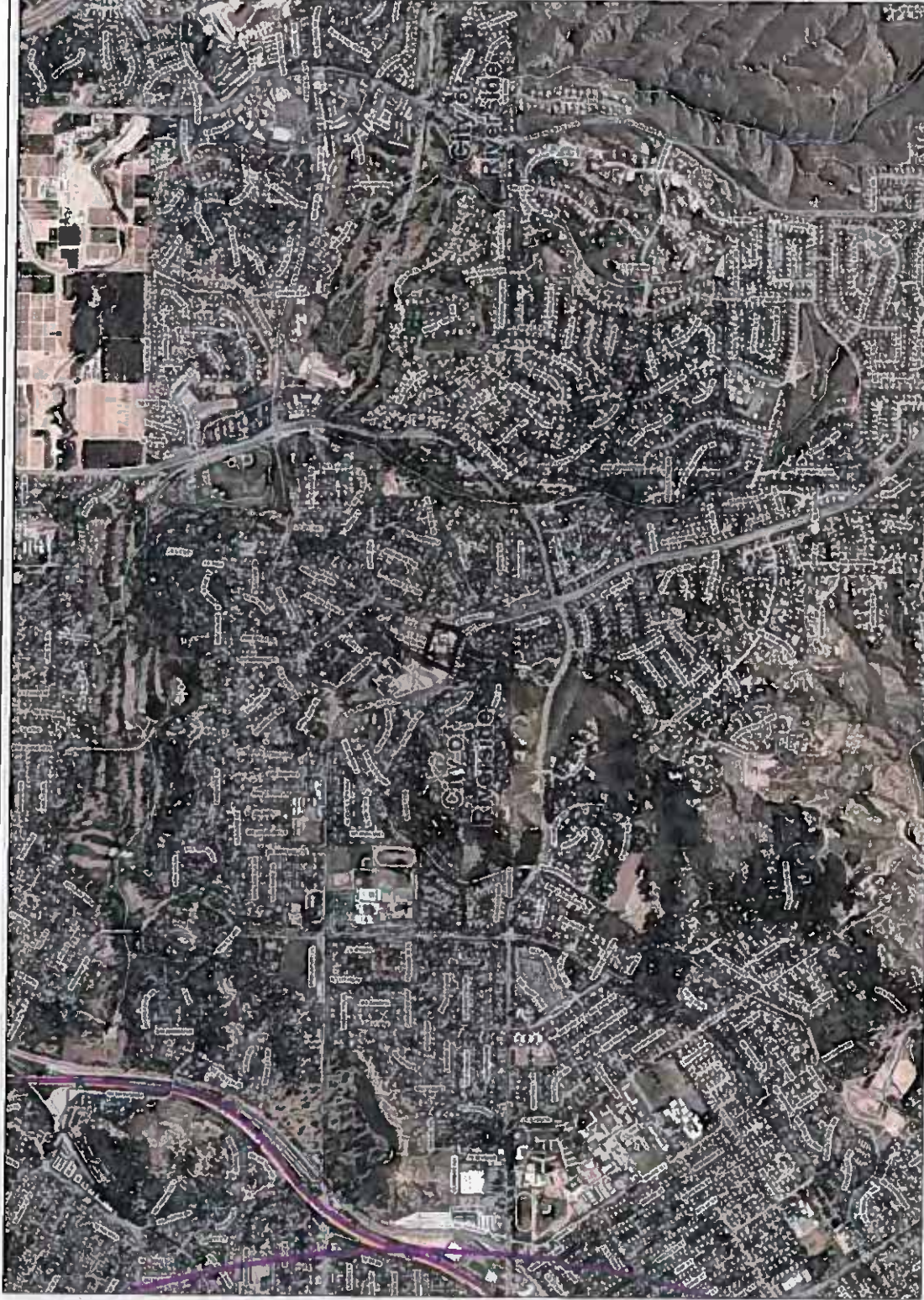
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



REPORT PRINTED ON 10/22/2015 4:14:41 PM

© Riverside County TLMA GIS

My Map



- Legend**
- Airports
 - AIA
 - Runways
 - City Boundaries
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, lineiness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



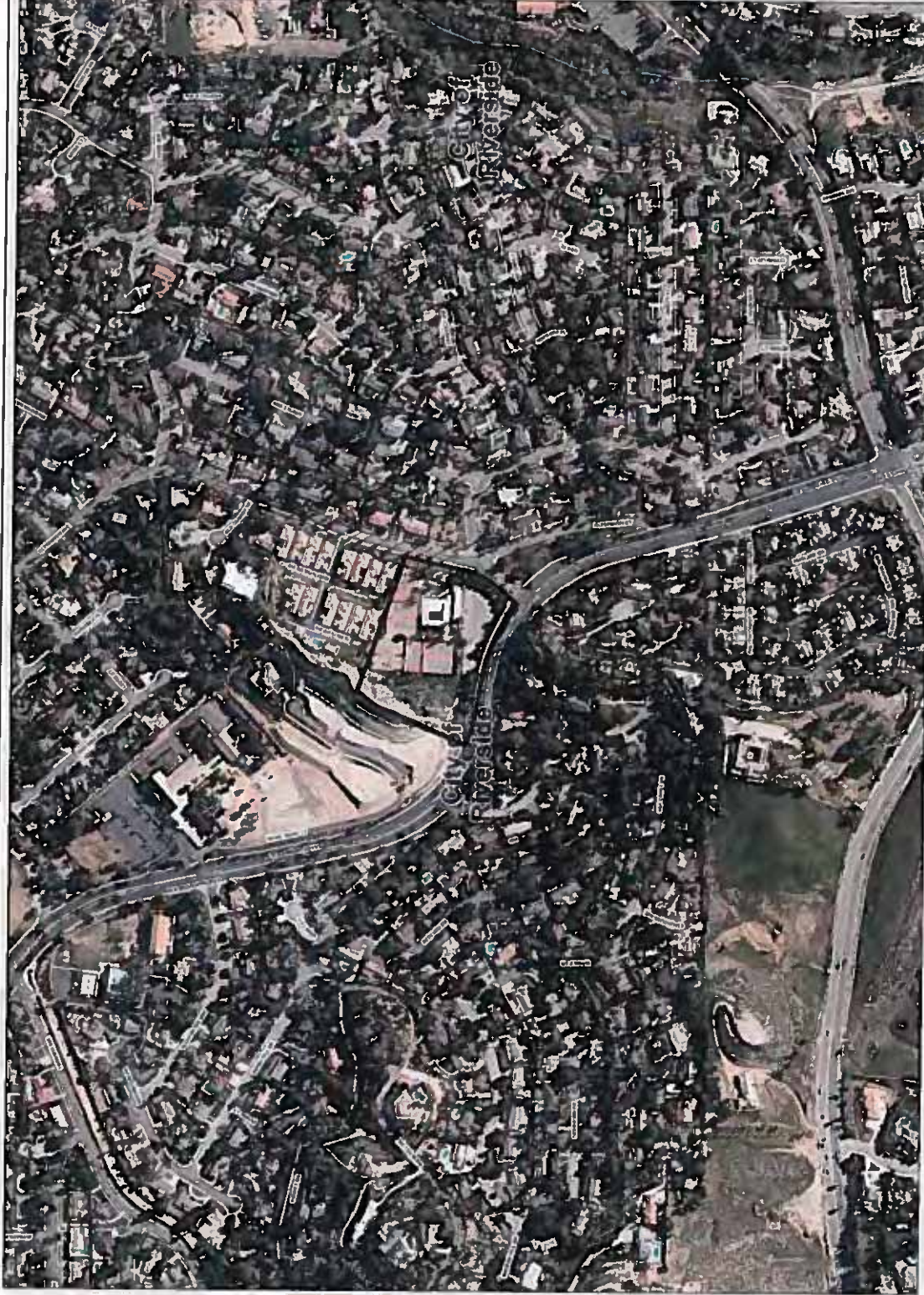
0 2,697 5,393 Feet



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© Riverside County TLMA GIS

My Map



"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party) accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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© Riverside County TLMA GIS

Notes

My Map



- Legend**
- RCLIS Parcels
 - Airports
 - AIA
 - Runways
 - City Boundaries
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 182 364 Feet



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PARKING ANALYSIS

Surface	47
Garage	4
TOTAL	51



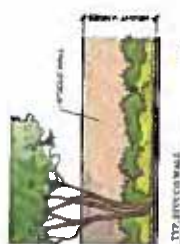
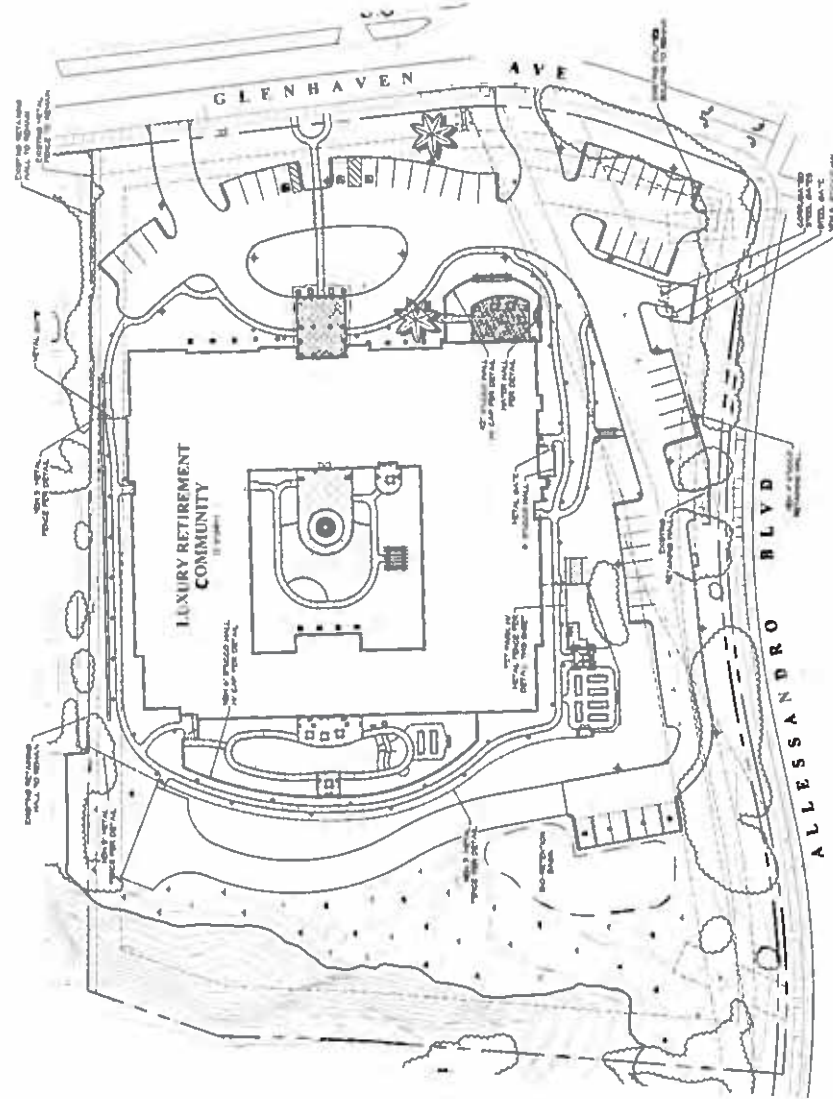
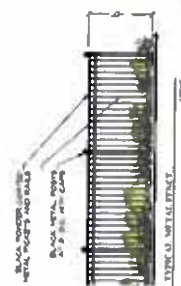
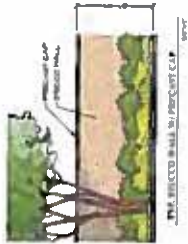
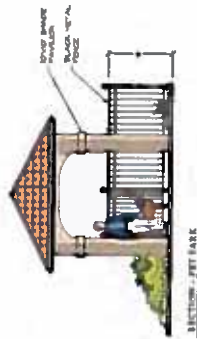
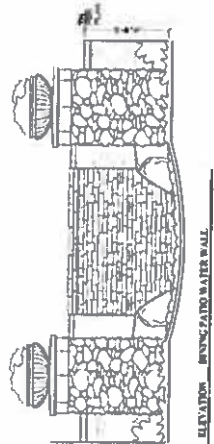
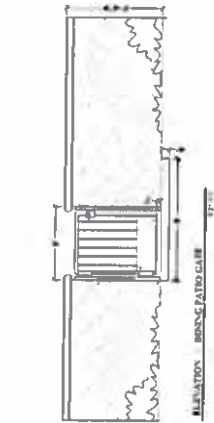
PLAT PLAN
OAKMONT SENIOR LIVING

OAKMONT OF RIVERSIDE

5609 GLENHAVEN AVE
RIVERSIDE, CALIFORNIA

SEPT. APRIL 2015

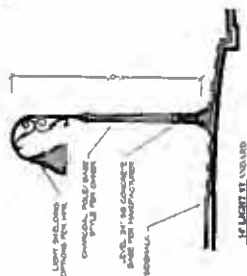
LANDSCAPE GROUP
344 CRENSHAW BLVD N. SEASIDE, CA
(714) 825-2581

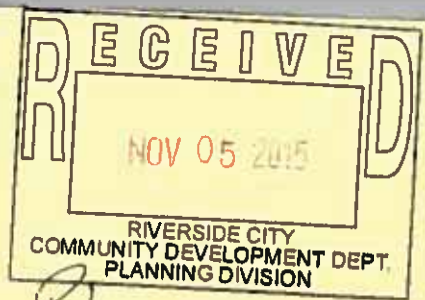


LANDSCAPE GROUP
144 GRAVENSTEIN HWY N SEBASTOPOL, CA
(707) 439-2500

OAKMONT OF RIVERSIDE
5609 GLENHAVEN AVE
RIVERSIDE, CALIFORNIA
SEPTEMBER, 2015







Dear Joe

Nina and I are residents of Paradise Palms - a development of 14 separate homes on Glenhaven next to the former swim club. We moved here after 5 years at the Condos at Los Arroyos on Horace. Nina has lived in Riverside for over 50 years and I have been a resident for 30 years.

You no doubt are aware of the plan of the Oakmont Company to build a 80-100 bed Assisted living and Memory Care facility on the former swim club property. The Oakmont people made a presentation to the owners at Paradise Palms and answered our many questions. All owners here are very much against the proposal as I'm sure the residents of this area who use Glenhaven every day would be as well. The construction of the proposed facility would change the residential character of this neighborhood completely and forever.

One of our major concerns is traffic. Oakmont stated that the staffing of the planned facility would be 25 to 30 people on each of two work shifts and 10 people on the night shift. This would mean that at shift change time there would be 50 cars arriving and leaving the property onto Glenhaven. This would take place 3 times in each 24 hour period. Most, if not all of these vehicles would exit onto Central Avenue.

As you no doubt know Central Avenue is a very dangerous street at Glenhaven. In the last 10 months we have had 3 accidents on Central bordering the swim club. One was a fatality another the vehicle failed to negotiate the curve - jumped the curb and landed in the swim club parking lot. The third failed to negotiate the curve jumped the curb and hit a tree in front of the church. Increasing traffic at Glenhaven and Central should be avoided not promoted.

The vehicle count mentioned above does not include supply trucks - guest visitors - doctors - ambulances etc. No doubt the parking lot will be fully lighted at night which will change the character of the surrounding residential area.

Home owners at Paradise Palms object to the swim club are also concerned about the large kitchen that is proposed - cooking 300 meals each day for guests and staff and the odors that would permeate the area.

The owners at Paradise Palms would love for you to visit with us at your convenience.

I wrote a letter to the Police Dept. describing the vehicle count that would be the result of the project. I received a phone call from an Officer - Mark Rossi who informed me that the number of increased vehicles posed no problem as they saw it - hard to understand that evaluation!

Councilman Souborvis visited with us at Paradise Palms and indicated he would not support the proposal if the majority of affected neighbors were against it.

All the best to you and your family!

Regards
David Mitchell

David & Nina
Mitchell

5650 Queen Palms Drive
Riverside, CA 92506

951-782-0745

Exhibit 15 - P15-0610 & P15-0611, Correspondence Received

Assadzadeh, Candice

From: James Antoyan <james@jlareg.com>
Sent: Thursday, February 18, 2016 5:57 PM
To: Assadzadeh, Candice
Subject: Re: [External] Oakmont Senior Living

Hi Candice, please forward this message to the Planning Commission

Elizabeth Antoyan, my 95 year old mother lives directly across the street from the old Swim Club. Her driveway lets out directly across from the proposed Senior Living Center. I was fortunate enough to be at a presentation that the developer came and gave to the adjoining property Paradise Palms which, my firm JLA Real Estate Group manages the HOA.

My mother is opposing this development. The Scale is too large for the property. The parking is only 35 spaces which is not nearly enough. Also their ingress and egress conflicts with my mothers driveway. Its difficult now to get out and with there's across the street it will be impossible. There is also a great concern with the the odors that these living centers give off. The one on Central ave and Chicago..I think Sunrise. If you walk by you can smell breakfast lunch and dinner.

The bottom line is it doesn't add value to the neighborhood. It is far too large and institutional looking and will cause the neighborhood problems. The use for this property should be something like the Paradise Palms property. Keep it residential.

Thank You, James Antoyan...on behalf of my mother.

Assadzadeh, Candice

From: Jeff Moody <moderncsi@sbcglobal.net>
Sent: Monday, February 29, 2016 9:57 AM
To: Assadzadeh, Candice
Subject: [External] Tennis Club Property on Glenhaven Ave.

2/29/16

To; Community Development – Planning Division

Hello,

My name is Jeff Moody. I and my wife Julie, and our son Austin, live in the Victoria Woods neighborhood. We have heard about the proposed Assisted Living project for the Tennis club property on Glenhaven Ave and we live just a few blocks down the street. We would like to tell you why we think it is a good idea.

First off, this is the south eastern gateway to our community. The existing structures on the property are, and have been in neglect for a very long time. The property has served its purpose and that type of facility is no longer viable due to its age and condition.

If someone were to develop that property, a residential type of development would be best for us, and the city. A building that houses and cares for seniors would be perfect. We know that there would be jobs generated and that is good for the city. A nice building with nice landscaping would be a great entry point to the neighborhood.

When deciding on whether or not you will let it be built, please try to realize that the opponents of the project (there usually are) are mostly being selfish and not concerned for the good of others. If you would please, consider the good it will do for the city, and the future residents of the proposed building when it comes time for the decision. We think that there are many people who would benefit from this project and hope you will approve it so that our community will have a nice place to have our elderly cared for and live in comfort, close to their families.

Thank you, Jeff Moody.

moderncsi@sbcglobal.net

03/1/2016

City of Riverside

Community Development, Planning Department

RE: Proposed Assisted Living Project

Glenwood Ave. Tennis Property

To whom it my concern,

My name is Mark Schmitz, I have been a long time Riverside resident, have put four children thru Poly High School and am very familiar with this location.

I believe the existing abandoned location is not an asset to the area as it sits today. I would think that the abandoned, neglected property would be a huge liability to the owners and the City should any kids or homeless people were injured there.

I have visited the Whittier location of the Oakmont Assisted Facility (my mother and sister live near-by) and I believe adding this Assisted Living project to the neighborhood would be a great asset to be proud of.

Respectfully,

A handwritten signature in black ink, appearing to read "Mark Schmitz", with a stylized, flowing script.

Mark Schmitz

951-333-9277

Planning Commissioners
City of Riverside
3900 Main street
Riverside, CA. 92522

c/o Frances Andrade
email: fandrade@riversideca.gov

Dear Planning Commissioners,

As a resident of Riverside and have lived in the Canyon crest area, I strongly support the new building of the senior living facility (Oakmont) at the corner of Alessandro Blvd / Central ave and Glenhaven.

Planning cases P15-0615 and P15-0611.

This new building would be a great addition to the area and removing the awful abandoned buildings that bring nothing more than transients and trash. This is a much needed building for Riverside's ever growing senior community that count on quality care, top notch living and would like to stay in the city that they have raised their families in and spent most of their life in.

Thank you for taking the time to review this letter

Sincerely
Ryan Taylor

From: ccs.tej@sbcglobal.net [mailto:ccs.tej@sbcglobal.net]
Sent: Friday, March 04, 2016 7:20 AM
To: Rosales, Felina <FRosales@riversideca.gov>
Subject: [External] Mayor Website Feedback

First Name: Carol
Last Name: Tejada
Address: 2267 Drummond Street
Zip: 92506
Phone: 951-205-2926
Email Address: ccs.tej@sbcglobal.net
City Official: Mayor - Rusty Bailey
Comments: Good morning!

We are the Tejada family and have lived in the Victoria Woods neighborhood for more than 14 years. We have heard that there is a proposal to construct an assisted living community where the current tennis club sits on Glenhaven and Central. We are in FULL support of that project and urge the city and the Riverside City Council members to approve the plan.

We believe that the residents of the gated community next door to the site are in opposition to this project. They need to be made aware that something much worse could be constructed on the site - a gas station, a Starbuck's, or even a hotel. Having any of those businesses in our community would bring much traffic, noise, pollution, and even crime into our beautiful neighborhood. An assisted living community would be quiet, not bring a lot of traffic into the neighborhood, and would provide a beautiful setting for aging seniors.

Victoria Woods is a jewel of the City of Riverside. Please do not ruin it by approving the construction of anything other than an assisted living community or other housing project at the corner of Glenhaven and Central.

Thank you,
Carol and Sergio Tejada

Drummond Street Residents



DRAFT
Initial Study/Mitigated Negative Declaration
Oakmont Assisted Living Facility
City of Riverside, Riverside County, California

Prepared for:
Oakmont Senior Living
9240 Old Redwood Highway, Suite 200
Windsor, CA 95492

Contact: Wayne Sant

Prepared by:
FirstCarbon Solutions
621 E. Carnegie Drive, Suite 100
San Bernardino, CA 92408
909.884.2255

Contact: Jason Brandman, Project Director
Charles Holcombe, Project Manager

Date: December 1, 2015

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SECTION 1: INTRODUCTION

1.1 - Purpose

The purpose of this Initial Study/Mitigated Negative Declaration (IS/MND) is to identify any potential environmental impacts from implementation of the Oakmont Assisted Living Facility Project in the City of Riverside, California. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15367, the City of Riverside (City) is the Lead Agency in the preparation of this IS/MND and any additional environmental documentation required for the project. The City has discretionary authority over the proposed project. The intended use of this document is to determine the level of environmental analysis required to adequately prepare the project IS/MND and to provide the basis for input from public agencies, organizations, and interested members of the public.

The remainder of this section provides a brief description of the project location and the characteristics of the project. Section 2 includes an environmental checklist giving an overview of the potential impacts that may result from project implementation. Section 3 elaborates on the information contained in the environmental checklist, along with justification for the responses provided in the environmental checklist.

1.2 - Project Location

The proposed Assisted Living Facility would be located on approximately 5.28 acres, near the northwest corner of Alessandro Boulevard and Glenhaven Avenue in the City of Riverside, Riverside County, California (see Exhibit 1). On a regional scale, the project site is generally located north of the Victoria Country Club and Arlington Avenue, south of Immanuel Lutheran Elementary, west of the Seventh Day Baptist Church, and east of State Route 91 (SR-91). The site is located within the City-designated neighborhood of Victoria (see Figure LU-9 of the Riverside General Plan).

The project site is bounded to the north by residential uses, to the east by Glenhaven Avenue, to the south by Alessandro Boulevard, and to the west by a small hill (rock slope) and a graded property currently under construction for single-family uses. The project site's location corresponds to Section 36 of Township 2 South, Range 5 West, of the Riverside County, California, Quadrangle 7.5 Minute Series Topographical Map published by the U.S. Geological Survey (see Exhibit 2a). The project site consists of one parcel, Assessor's Parcel Number 222-250-006-1. The project site has an elevation ranging from 1,082 to 1,149 feet above mean sea level.

1.3 - Environmental Setting

The project site currently contains two (2) buildings, one (1) equipment building eight (8) tennis courts, and a parking lot along the site frontage. Under current conditions, the southern buildings are approximately 3,500 square feet in area and the eastern building is approximately 2,500 square feet in area. A large asphaltic concrete parking lot is located in the southern area of the project site, which contains telephone poles, as well as vegetation along the Alessandro Boulevard frontage (see Exhibit 2b). The tennis court areas consist of concrete flatwork with nets, and the area west of the

tennis courts consists of exposed soil with moderate native grass and weed growth. Turf grass and palm trees are located east of the tennis courts and eastern building. The project site contains a descending slope on the west and south sides of the tennis courts, with on-site elevations ranging from one (1) foot in height in the northern and eastern portions of the slope to approximately ten (10) feet in the southwestern portion of the slope.

1.3.1 - Site Background

According to the project's Phase I Environmental Site Assessment (ESA) prepared by Terracon Consultants Inc. in June 2015, the oldest photographs of the site are from 1901, and show an apparent creek on the western portion of the site and roads on the southern portion of the site. From 1938 to 1953, the project site's soils appeared to have been disturbed, indicative of an apparent quarry. The project site was developed with two commercial buildings, two pools, four tennis courts and a basketball court in 1967. By 1975, the basketball court on the northern portion of the site had been cleared, and then developed as an additional tennis court. From 1978 to 2010, the project site was developed with a total of eight existing tennis courts and existing building on the southern portion of the site. The last renovation of the project site took place in 2012 with the two pools being filled (Terracon 2015). The tennis courts were utilized for private use, but they are no longer in use.

1.3.2 - Land Use and Zoning

The City of Riverside General Plan's Land Use Map designates the project site as Low Density Residential (6.0 du/acre), while the City's Zoning Map identifies the project site as Single-Family Residential Zone (R-1-13000), which is intended to provide areas for single-family residences with a variety of lot sizes and housing choices. Table 1 provides a summary of the land uses surrounding the project site, along with the zoning districts and land use designations associated with each of these neighboring uses.

Table 1: Surrounding Land Uses

Land Use	Zoning	General Plan Land Use Designation
North		
Residential	Residential Zones (R-1-13000)	Low Density Residential (6.0 du/acre)
East		
Glenhaven Avenue	—	—
Land Use	Zoning	General Plan Land Use Designation
South		
Alessandro Boulevard	—	—
West		
Rock slope; Graded Vacant Land	Residential Zones (R-1-13000)	Low Density Residential (6.0 du/acre)
Source: City of Riverside, Zoning Map, ND; City of Riverside, General Plan Land Use Map, 2012.		

1.4 - Project Description

The proposed project would include the demolition of all existing uses on-site, as well as the construction of a two-story assisted living and memory care facility on 5.28 acres. The project would include 85 living units, each containing one bedroom and one bathroom (see Exhibit 3). The 85 living units would include approximately 100 to 105 beds at full occupancy. The proposed facility would also include community spaces such as the following:

- Formal and private dining rooms
- Café
- Entertainment and activity rooms
- Beauty salon
- Library
- Outside courtyard
- In-house fitness center
- Private theater
- Memory care garden
- Pet park
- Shade arbor
- Outdoor patio/dining areas

The project would operate 24 hours a day, 7 days a week, utilizing various shifts of approximately four to five employees (at night) and up to 30 staff members during the daytime. Residents requiring progressive care would be provided additional levels of assisted living services in their individual units. Additionally, 27 of the total units would be utilized for memory care services, with specifically designated areas for residents with Alzheimer's disease and other forms of dementia.

As part of project construction, one major building would be built on-site containing all 85 units. The proposed parking areas and a minor internal roadway would be located along the southern and eastern borders of the assisted living facility. The project would provide two access points to the site from Glenhaven Avenue, located directly east of the project site. The majority of residents would not drive, thus shuttle services would be provided to visit local shops, doctor appointments and other community activities. The facility would also provide 62 parking spaces (consisting of shuttle parking, surface parking, carports, and overflow parking) as well as landscaping.

The project frontage along Glenhaven Avenue would contain landscaping, including Queen and King Palm Trees and decorative groundcover. Along the southern, northern, and western borders of the site, the project would include Australian Willow trees, Carrotwood trees, as well as several shrubs, native grasses and wildflowers, and other plants (see Exhibit 4).

1.5 - Required Discretionary Approvals

The proposed project would require the following discretionary approvals:

- City Council Approval of the Initial Study/Mitigated Negative Declaration

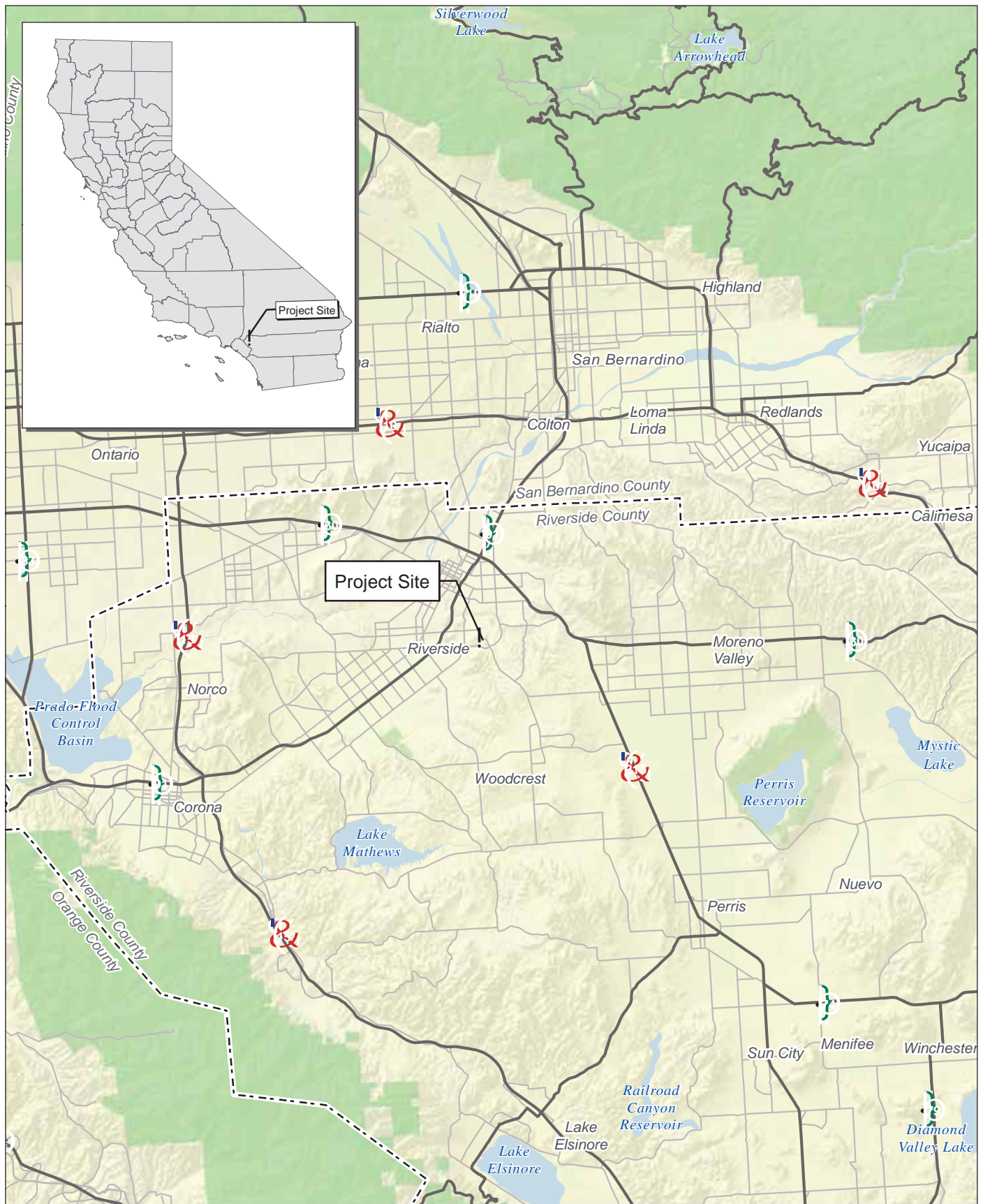
- Conditional Use Permit to allow Assisted Living Facility within the Single-Family Residential Zone (R-1-13000).

Other non-discretionary approvals would be required, such as grading and building permits.

1.6 - Intended Uses of this Document

This IS/MND has been prepared to determine the appropriate scope and level of detail required in completing the environmental analysis for the proposed project. This document will also serve as a basis for soliciting comments and input from members of the public and public agencies regarding the proposed project. The Draft IS/MND will be circulated for a minimum of 20 days, during which comments concerning the analysis contained in the IS/MND should be sent to:

Candice Assadzadeh, Assistant Planner
City of Riverside
Community Development – Planning Division
3900 Main St. 3rd Floor
Riverside, CA 92522
Phone: 951.826.5667
Email: Cassadzadeh@riversideca.gov



Source: Census 2000 Data, The CaSIL, FCS GIS 2013.

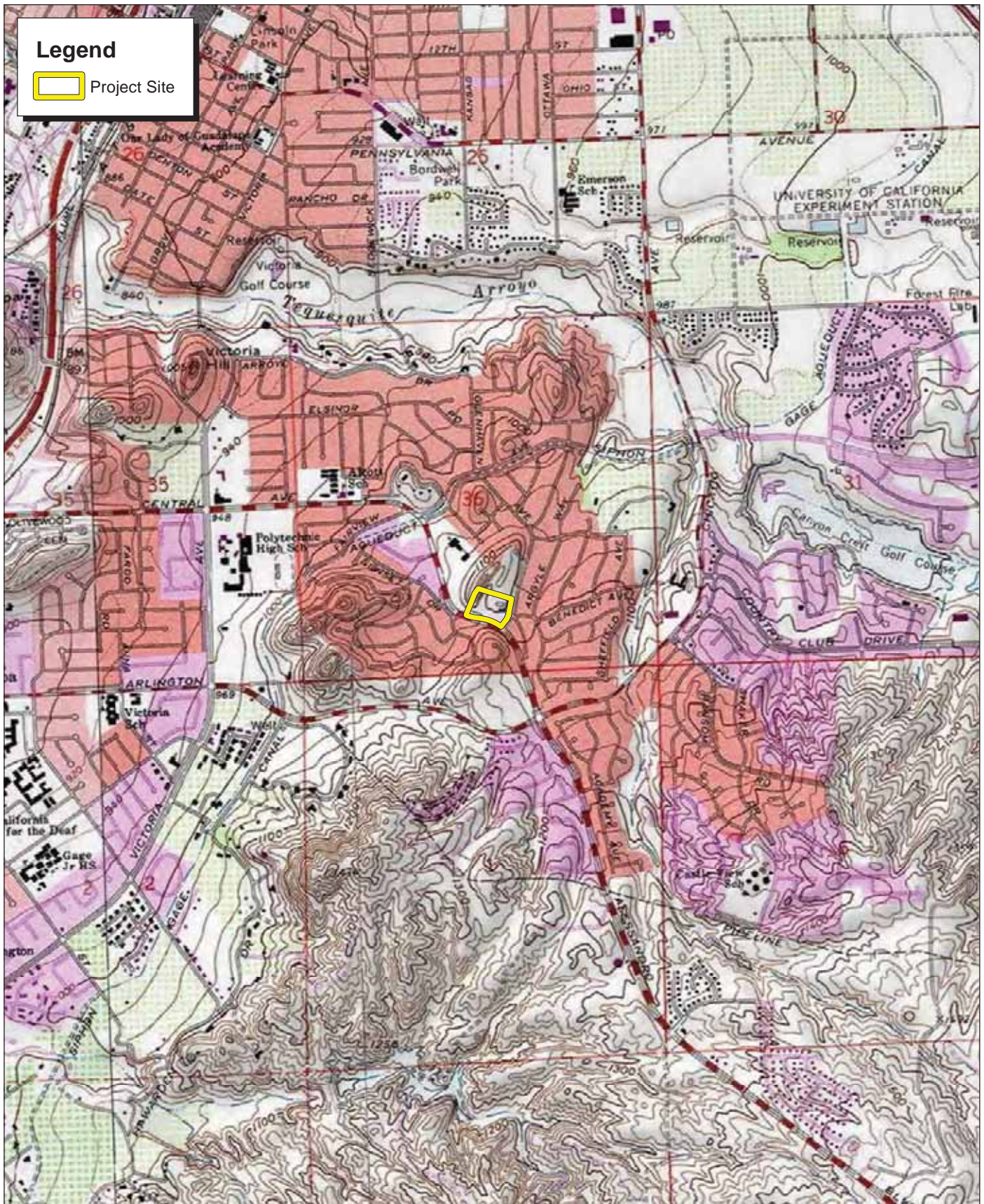


Exhibit 1 Regional Location Map

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CITY OF RIVERSIDE • OAKMONT ASSISTED LIVING FACILITY
INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

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Source: USGS Riverside East 7.5' Quadrangle (1980)

Exhibit 2a

Local Vicinity Map

Topographic Base

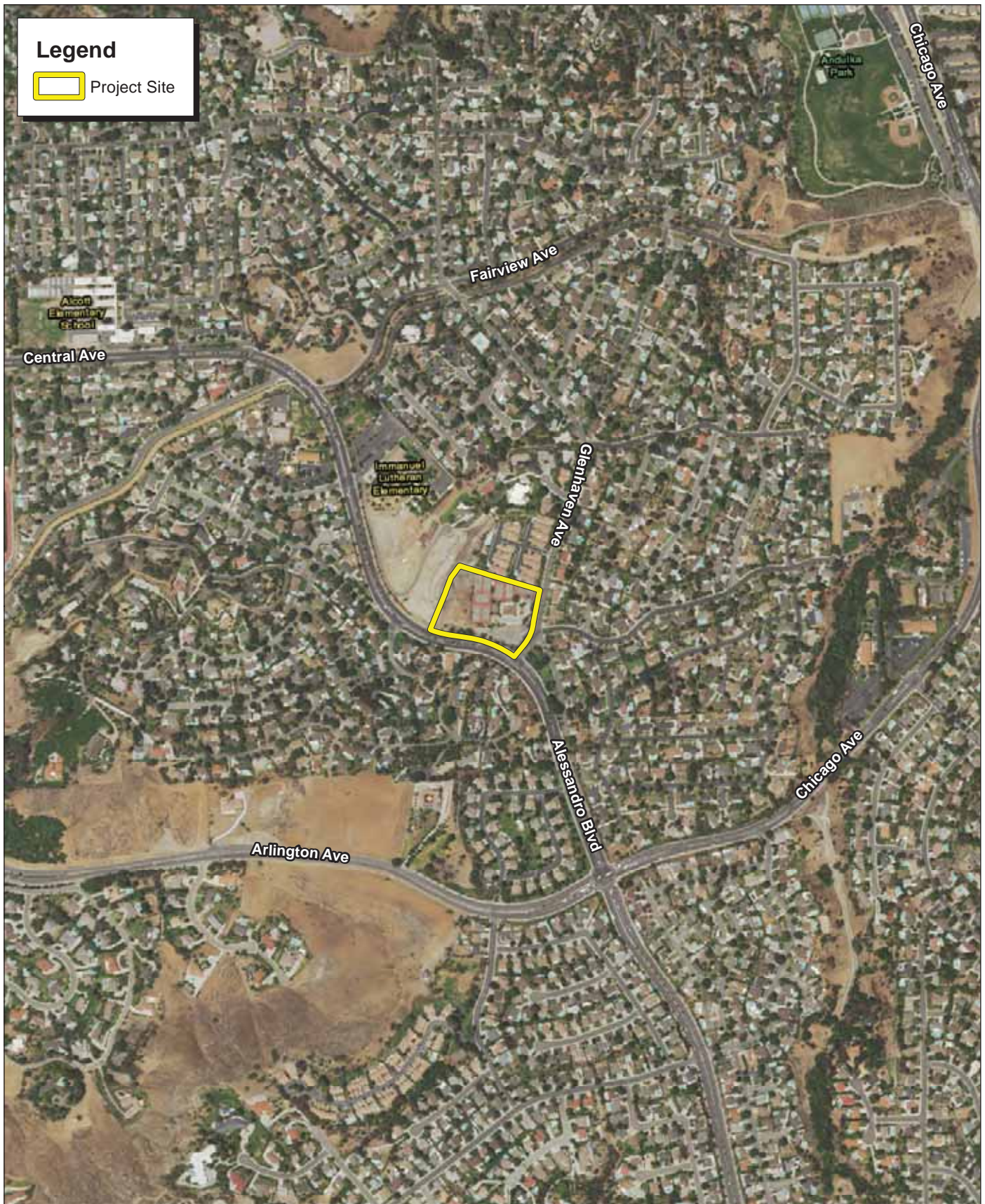


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CITY OF RIVERSIDE • OAKMONT ASSISTED LIVING FACILITY

Exhibit 16 - P15-0610 & P15-0611, CEQA Document (Mitigated Negative Declaration)

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Source: ESRI Imagery

Exhibit 2b

Local Vicinity Map

Aerial Base



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CITY OF RIVERSIDE • OAKMONT ASSISTED LIVING FACILITY

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Source: Landesign Group, 2015



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Exhibit 3 Site Plan

Exhibit 16 - P15-0610 & P15-0611, CEQA Document (Mitigated Negative Declaration)

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INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

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Exhibit 16 - P15-0610 & P15-0611, CEQA Document (Mitigated Negative Declaration)

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SECTION 2: ENVIRONMENTAL CHECKLIST AND ENVIRONMENTAL EVALUATION

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

Environmental Determination	
-----------------------------	--

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find 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.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find 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 measure 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.
- ☐ I find 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.

Date: _____ Signed: _____

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Aesthetics <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Environmental Evaluation

Would the project:

a) Have a substantial adverse effect on a scenic vista?

Less than significant impact. According to the Open Space and Conservation Element of the City's General Plan, scenic vistas can be found throughout the City, both from urban areas toward the hills and from wilderness areas looking onto Riverside. Long-distance views of natural terrain and vegetation can be found throughout La Sierra/Norco Hills, Sycamore Canyon Wilderness Park and Box Springs Park. The peaks of Box Springs Mountain, Mt. Rubidoux, Arlington Mountain, Alessandro Heights, and the La Sierra/Norco Hills provide scenic view points of the City and the region. The closest scenic vista to the project site is Alessandro Heights, which is approximately 2.29 miles from the project site. Because of the distance and topography of the area, Alessandro Heights would not be visible from the project site. Furthermore, the City of Riverside General Plan does not identify specific scenic vistas within the project area. Therefore, the project would result in a less than significant impact related to scenic vistas.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?

Less than significant impact. The proposed project is not located within the viewshed of a scenic highway. The nearest officially designated scenic highway is Interstate 10 (I-10), located approximately 28 miles north of the project site. Distance to the project site precludes impacts to scenic resources within a designated state scenic highway.

Thus, impacts would be less than significant.

c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

Less than significant impact. The project site is located in a predominately urbanized setting, comprised of primarily residential uses. The project site currently contains two (2) one-story buildings, an equipment building, eight tennis courts, several mature trees, a parking lot, and a concrete wall with 39 lamp posts, telephone poles, and a gravel driveway. Implementation of the project would remove all of the existing features, and would replace them with a two-story, 5.28-acre assisted living and memory care facility. As such, the facility would replace an underutilized and somewhat dilapidated site with an active use, inclusive of landscaping and attractive architectural features. Refer to Exhibit 5 for renderings of the proposed project.

The project would establish substantial landscaping on-site including Carrotwood trees, Australian Willow trees, Jacaranda trees, Orchid trees, Queen Palm trees, Canary Island Pine trees, Fern Pine shrubs, White Iceberg Rose Shrubs, Chinese Blue Column Juniper shrubs, American Arborvitae shrubs, Dwarf Mock Orange groundcovers, and English Lavender groundcover, and several other plants.

The design standards within the City's Zoning Code have been established to ensure that new development projects and existing land uses are visually compatible. The project would be of similar type, size and scale as the surrounding residential uses. Furthermore, the City's Zoning Map identifies the project site as Single-Family Residential Zone (R-1-13000), thus the project would require a Conditional Use Permit to allow for the use of an Assisted Living Facility. The City's approval of the proposed project's final design plans through the Conditional Use Permit process will ensure that the project's design complements the existing land uses in the project area and is consistent with the design standards contained in the Zoning Code. Therefore, impacts associated with existing visual character or quality would be less than significant.

d) **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less than significant impact. The proposed project's design does not include any architectural elements or materials that would produce substantial glare on-site, such as large or reflective windows. The project would require the establishment of security, access, and parking lot lighting, and as such would introduce new sources of light to the project area. The proposed project would operate 24-hours a day, which would create a corresponding increase in lighting within the project vicinity; primarily from indoor lighting sources. The existing project site contains lampposts for parking lot and tennis court lighting. Although the tennis courts are no longer formally in use, these lighting sources were utilized historically and at least within the past year (if not more recently) at the project site; therefore, the project site has previously contained light sources. Because of the site history and age of the existing improvements, it is believed that the existing light poles were likely not constructed to comply with the City's current exterior lighting standards. Thus it is likely that the proposed project would provide lighting that is more effectively focused downward, thereby preventing light spillage onto adjacent sensitive uses (such as the residential uses). The proposed parking lot lighting would be required to comply with Section 19.710.040, of the Riverside Municipal Code, which states:

Open spaces, parking areas, pedestrian walks, signs, illumination and landscaping (including water efficient irrigation facilities) shall be adequately related to the site and arranged to achieve a safe, efficient and harmonious development. (Ord. 19.710.040, 2007)

Additional requirements include the Design Standards set forth in the Municipal Code:

19.580.080 Design Standards. Section J – Lighting

Parking areas shall have lighting capable of providing adequate illumination for security and safety. The minimum requirement is 1-foot candle, maintained across the surface of the parking area. Lighting shall be arranged and designed so as to be directed onto parking, loading or sales areas and away from residential use and motorists. It is the intent to maintain light standards in a low profile design and to be compatible to the architectural design. Also see Section 19.590.070 (Light and Glare) and Chapter 19.556 (Lighting).

Section 19.590.070 Design and Development Standards.

- A. Lighting for safety purposes shall be provided at entryways, along walkways, between buildings and within parking areas.
- B. Lighting support structures shall not exceed the maximum permitted building height.
- C. All on-site lighting shall provide an intensity of one foot-candle at ground level throughout the areas serving the public and used for parking.
- D. Flickering or flashing lights shall not be permitted.
- E. Light sources shall not be located in required buffer areas, except those required to illuminate pedestrian walkways.
- F. All lights shall be directed, oriented and shielded to prevent light from shining onto adjacent properties, onto public rights-of-way and into driveway areas in a manner that would obstruct drivers' vision.
- G. Light poles shall not exceed 20 feet in height, including the height of any concrete or other base material.
- H. The City may require submittal of an exterior lighting plan as part of any development application or as a condition of approval of a project (Ord. 6966 §1, 2007).

As such, the proposed project's lighting will comply with the requirements stated in the City's Municipal Code. Therefore, consistency with the City of Riverside Municipal Code would ensure that the project would not adversely affect adjacent land uses due to lighting and glare. Thus, related impacts would be less than significant.



Source: Landesign Group, 2015



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Exhibit 16 - P15-0610 & P15-0611, CEQA Document (Mitigated Negative Declaration)

Exhibit 5 Project Rendering

CITY OF RIVERSIDE • OAKMONT ASSISTED LIVING FACILITY
INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Agriculture and Forestry Resources <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>

Environmental Evaluation

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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project;

and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

No impact. The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) identifies the project site and the immediate project area as Urban and Built-up Land (CA Dept. of Conservation 2012). The nearest property designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is a parcel designated as Prime Farmland located approximately 0.5 miles southwest of the project site along Arlington Avenue, south of Knob Hill Drive. Because of the distance between the project site and this property, the proposed project will not impact existing Prime Farmland, Unique Farmland, or Farmland of Local or State Importance, and will not result in conversion of such property to non-agricultural uses. Therefore, no impacts associated with conversion of Important Farmland will occur.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No impact. The California Department of Conservation's Williamson Act Map identifies the project site and the project area as Non-Williamson Act Land, Urban and Built-up Land. The closest property subject to a Williamson Act contract is located approximately 5 miles south of the project site (California Department of Conservation, 2009). Additionally, the City of Riverside's Zoning Map identifies the project site as Single-Family Residential Zone (R-1-13000, with no parcels zoned as for agricultural uses in the immediate vicinity of project area. Therefore, no impacts associated with agricultural zoning or Williamson Act contracts would occur.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

No impact. The California Department of Forestry and Fire Protection's (CalFire) Land Cover Map does not identify the project site or the project area as either forest land or timberland. The nearest forested areas are located more than 8 miles south of the project site near Lake Mathews (CalFire 2006). Furthermore, the project site is zoned for residential uses, and as such, is not zoned for forest land or timberland uses. Therefore, no impacts associated with forest land or timberland zoning would occur.

- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

No impact. The proposed project is located within a developed area, along the intersection of Glenhaven Avenue and Alessandro Boulevard. Neither the project site nor the project vicinity contains any land identified by CalFire as forest land. Therefore, no impacts associated with conversion of forest land will occur.

- 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?

No impact. The project site is identified as Urban and Built-up Land by the California Department of Conservation FMMP (California Department of Conservation 2012). The nearest property designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) is a parcel designated as Prime Farmland located approximately 0.5 mile southwest of the project site along Arlington Avenue, south of Knob Hill Drive. Based on this distance and the nature of the proposed project, the project would not result in the conversion of this Prime Farmland property to non-agricultural use. Therefore, no impacts associated with the conversion of Farmland or forest land would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Air Quality <i>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.</i> <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Evaluation

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. The project would comply with existing General Plan land use designation of the site; as such, impacts would have been discussed and mitigated appropriately within the City of Riverside General Plan 2025 Programmatic EIR. Therefore, air quality impacts relating to the proposed project are analyzed herein based on the assumptions and analysis contained within the City of Riverside General Plan 2025 EIR. The following analysis is tiered from the City's programmatic EIR. Thus, a project-specific analysis using the CalEEMod model was not warranted for this project.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than significant with mitigation incorporated. The project site is located in the South Coast Air Quality Management District (SCAQMD). According to the 1993 SCAQMD Handbook, there are two key indicators of consistency with the Air Quality Management Plan (AQMP):

1. Indicator: Whether the project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely

attainment of air quality standards or the interim emission reductions specified in the AQMP.

Project applicability: Applicable and assessed below.

2. Indicator: A project would conflict with the AQMP if it will exceed the assumptions in the AQMP in 2010 or increments based on the year of project build-out and phase. The Handbook indicates that key assumptions to use in this analysis are population number and location and a regional housing needs assessment. The Regional Transportation Model run by the Southern California Association of Governments (SCAG) utilized parcel-based land use and growth assumptions and inputs to generate the mobile inventory used by the SCAQMD for development of the AQMP; however, these data are not available for the parcels that comprise the project site. Therefore, this indicator is not used to evaluate this project.

Project applicability: Not applicable.

Considering the recommended criteria in the SCAQMD's 1993 Handbook, this analysis uses the following criteria to address this potential impact:

- Step 1: Project's contribution to air quality violations (SCAQMD's first indicator)
- Step 2: Assumptions in AQMP (SCAQMD's second indicator)
- Step 3: Compliance with applicable emission control measures in the AQMPs

Step 1: Project's Contribution to Air Quality Violations

According to the SCAQMD, the project is consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP (SCAQMD AQMP 1993, page 12-3). As discussed in Impact 3b), the proposed project would not exceed the localized significance thresholds during construction or operation after implementing Mitigation Measures (MMs) AIR-1 through AIR-3.

If a project's emissions exceed the SCAQMD regional thresholds for oxides of nitrogen (NO_x), volatile organic compounds (VOC), PM_{10} , or $\text{PM}_{2.5}$, it follows that the emissions could cumulatively contribute to an exceedance of a pollutant for which the basin is in nonattainment (ozone, NO_2 , PM_{10} , $\text{PM}_{2.5}$) at a monitoring station in the basin. An exceedance of a nonattainment pollutant at a monitoring station would not be consistent with the goals of the AQMP—to achieve attainment of pollutants. As discussed in Impact 2b), the proposed project would not be expected to exceed the regional significance thresholds. This was largely determined by examining information regarding the proposed project, including the site plan and construction schedule, and through previous experience on similar types of projects. Projects of this size and type typically do not exceed SCAQMD thresholds. Therefore, the proposed project would be consistent with the AQMP. The proposed project meets this criterion, and impacts would be less than significant.

Step 2: Assumptions in AQMP

As discussed above, the project would be consistent with the applicable AQMP if the proposed project would not exceed the growth assumptions in the AQMP. Because the AQMP is based on population growth projections, and the City of Riverside General Plan 2025 EIR is consistent with SCAG projections for typical development and regional growth, implementation of the General Plan EIR was found to not conflict with or obstruct implementation of the AQMP. As the proposed project is consistent with General Plan EIR's land use policies, the project would not conflict with implementation of the 2007 AQMP. Therefore, the proposed project is consistent with the growth assumptions in the AQMP.

Step 3: Control Measures

The project would also comply with all applicable rules and regulations of the AQMP. Because of the nature of the project, which includes grading activities, SCAQMD 403 applies. Rule 403 governs emissions of fugitive dust during construction and operation activities. The rule requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source.

In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour (mph), sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites. The proposed project's compliance with SCAQMD Rule 403 would result in consistency with the applicable AQMP control measures. As such, emissions of fugitive dust during construction would be minimal.

Summary

Analysis Step 1: The project would not contribute to air quality violations because its construction emissions do not exceed the SCAQMD regional significance threshold for construction emissions (see Impact AIR-b, below). Therefore, the project is consistent with this criterion.

Analysis Step 2: The project would be consistent with the City of Riverside 2025 General Plan and is therefore consistent with the adopted SCAQMD AQMP. Therefore, the project is consistent with this criterion.

Analysis Step 3: The project would comply with all applicable rules and regulations. Therefore, the project is consistent with this criterion.

Accordingly, the proposed project would not conflict with or obstruct implementation of the applicable air quality plans, and the impact would be less than significant. MMs AIR-1 through AIR-3 are required to reduce impacts to less than significant levels (see Impact AIR b) below).

b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Less than significant with mitigation incorporated. The General Plan EIR concluded that short-term construction activities as a result of buildout of the General Plan would exceed SCAQMD's localized significance thresholds for several criteria pollutants, including carbon monoxide (CO), VOCs, NO_x, PM₁₀ and PM_{2.5} (see 2025 General Plan EIR Air Quality Section, page 5.3-48). Construction activities would result in air pollutants generated in the form of fugitive dust and exhaust emissions from multiple construction projects. Long-term operational emissions would also result from area, stationary, and vehicular sources.

Localized Construction Analysis

The proposed project's anticipated use of equipment which would result in emissions of diesel particulate matter (DPM) could create health effects for sensitive receptors in proximity to the project site. The effects could include aggravation of respiratory and cardio respiratory diseases, increased cough and chest discomfort, and lung damage. The proposed project is located near residential land uses, which would be affected by construction activities. Compliance with MMs AIR-1 through AIR-3 from the General Plan EIR were found to be applicable to the proposed project and are included below, which would reduce the grading period and construction-related air quality impacts, including emissions related to the use of diesel equipment and trucks, to a less than significant level.

Localized Operational Analysis

Minor levels of direct and indirect emissions would occur over the long-term operational life of the proposed project. The assisted living community would generate low levels of non-hazardous emissions through the use of heating and ventilation systems. These types of emissions would not violate any air quality standard or contribute to an existing or projected air quality violation. Other emissions would occur in the form of exhaust generated by the use of motor vehicles by employees, visitors and residents. The proposed project is located near residential land uses which could be affected by operational activities. By examining the proposed project's site plan and the SCAQMD Localized Significance Thresholds (LST) lookup table, it was determined that, based on a comparison of projects of similar scale, the proposed project would unlikely exceed the SCAQMD LST operational thresholds.

Carbon Monoxide Hot Spot Analysis

The General Plan EIR concluded that projects within the City with a potential to generate heavy traffic volumes should perform CO hot spot modeling (Air Quality Section page 5.3-41). The proposed project includes the development of an 85-unit assisted living community. It was determined by analyzing information from the proposed project description and through prior experience with similar assisted living projects that the proposed project would not generate heavy traffic on surface streets within the project area, thus not requiring the use of additional modeling. Therefore, the operational CO impact would be less than significant.

Mitigation Measures

MM AIR-1 To mitigate for potential adverse impacts resulting from construction activities, development projects must abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:

- Develop a construction traffic management program that includes but is not limited to rerouting construction related traffic off of congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from the site;
- Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
- Wash off trucks and other equipment leaving the site;
- Replace ground cover in disturbed areas immediately after construction;
- Keep disturbed/loose soil moist at all times;
- Suspend all grading activities when wind speeds exceed 25 miles per hour;
- Enforce a 15-mile-per-hour speed limit on unpaved portions of the construction site.

MM AIR-2 To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or must provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

MM AIR-3 To reduce construction-related particulate matter air quality impacts, the following measures shall be required:

1. The generation of dust shall be controlled as required by the AQMD;
2. Grading activities shall cease during periods of high winds (greater than 25 mph);
3. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and
4. The contractor shall prepare and maintain a traffic control plan that is prepared, stamped, and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.

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)?**

Less than significant impact. As noted in the General Plan EIR (Air Quality Section page 5.3-15), the air basin in which the proposed project is located is currently in nonattainment status with respect to

California standards for ozone, PM₁₀ and PM_{2.5}, and non-attainment with respect to federal standards for ozone, carbon monoxide (CO), PM₁₀ and PM_{2.5}.

Construction Regional Emissions

As previously discussed in Impact 2b) of this section, construction activities of the proposed project would generate a variety of particulate and gaseous emissions and would contribute to local and regional levels of criteria pollutants. MMs AIR-1 through AIR-3 from the General Plan EIR were determined to be applicable to the proposed project. These measures would help reduce the amount of fugitive dust generated by construction activities. Additionally, the proposed project would develop an 85-unit assisted living community, which is not expected to generate a significant volume of construction emissions that would have a cumulatively considerable effect with respect to state air quality standards for ozone, PM₁₀ levels or PM_{2.5} levels, or with respect to federal standards for ozone, CO, PM₁₀ or PM_{2.5}.

Operational Regional Emissions

The General Plan EIR concluded that buildout generated emissions in relation to the thresholds of significance demonstrated that impacts to air quality from General Plan implementation would be significant and unavoidable, even with mitigation incorporated. The SCAQMD outlines air quality significance thresholds for various pollutants which are as follows: an NO_x level of 55 pounds (lbs)/day, a VOC level of 55 lbs/day, a PM₁₀ level of 150 lbs/day, a PM_{2.5} of 55 lbs/day, an SO_x level of 150 lbs/day, and a CO level of 550 lbs/day. The proposed project includes development of an 85-unit assisted living community. Based upon analysis of the proposed project description and experience with similar projects (and driving patterns of the anticipated residents), long-term operational emissions generated by the proposed project would not be expected to exceed the SCAQMD thresholds for regional operational emissions. Therefore, the proposed project would not have a cumulatively considerable effect with respect to state air quality standards for ozone or PM₁₀ levels, or with respect to federal standards for ozone, CO, PM₁₀ or PM_{2.5}.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less than significant impact with mitigation. Those who are sensitive to air pollution include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities (SCAQMD 2008a). Commercial and industrial facilities are not included in the definition because employees do not typically remain on-site for 24 hours. However, when assessing the impact of pollutants with 1-hour or 8-hour standards (such as NO₂ and carbon monoxide), commercial and/or industrial facilities would be considered sensitive receptors for those purposes.

The closest sensitive receptors are the existing residences adjacent to the proposed project site's northern border. The proposed project, once completed, would also be considered a sensitive receptor.

Localized Significance Threshold Analysis

As identified in Impact 3b), the proposed project would result in a less than significant impact with implementation of mitigation during construction. The closest sensitive receptors are located approximately 25 feet from the project site's northern boundary. The proposed project is required to implement MMs AIR-1 and AIR-3, which would help reduce the amount of fugitive dust generated by construction activities.

Criteria Pollutant Analysis

As identified in Impact 2c), the proposed project would result in a less than significant impact with implementation of mitigation during construction. MM AIR-2 would help reduce the amount of NO_x and VOC (ozone precursors) emitted during construction so that the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

Toxic Air Pollutants - On-site Workers

A variety of state and national programs protect workers from safety hazards, including high air pollutant concentrations (Cal/OSHA and CDC 2012).

On-site workers are not required to be addressed through this health risk assessment process. A document published by the California Air Pollution Control Officers Association (CAPCOA 2009), Health Risk Assessments for Proposed Land Use Projects, indicates that on-site receptors are included in risk assessments if they are persons not employed by the project. Persons not employed by the project would not remain on-site for any significant period. Therefore, a health risk assessment for on-site workers is not required or recommended.

Toxic Air Pollutants - Construction

The construction equipment would emit DPM, which the California Air Resources Board (ARB) has identified as a carcinogen. However, the DPM emissions during construction are short-term in nature. Determination of risk from DPM is considered over a 70-year exposure time. Guidance published by the California Air Pollution Control Officers Association, Health Risk Assessments for Proposed Land Use Projects, does not include guidance for health risks from construction projects addressed in CEQA; risks near construction projects are expected to be included later when the toxic emissions from construction activities are better understood. Therefore, exposure to DPM during construction is anticipated to be less than significant health impact.

Toxic Air Pollutants - Operation

The ARB Air Quality and Land Use Handbook contains recommendations that will “help keep California’s children and other vulnerable populations out of harm’s way with respect to nearby sources of air pollution” (ARB 2005), including recommendations for distances between sensitive receptors and certain land uses. These recommendations are assessed as follows.

- Heavily traveled roads. ARB recommends avoiding new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. Epidemiological studies indicate that the distance from the roadway and truck traffic densities were key factors in the correlation of health effects, particularly in children. The

project site is adjacent to Alessandro Boulevard to the south, which is estimated to currently carry 35,700 vehicles per day (California Environmental Health Tracking Program 2011).

- Distribution centers. ARB also recommends avoiding siting new sensitive land uses within 1,000 feet of a distribution center. The project site is not within 1,000 feet of a distribution center.
- Fueling stations. ARB recommends avoiding new sensitive land uses within 300 feet of a large fueling station (a facility with a throughput of 3.6 million gallons per year or greater). ARB recommends a 50-foot separation for typical gas dispensing facilities. The nearest gas station is approximately 1.49 miles north of the project site.
- Dry cleaning operations. ARB recommends avoiding siting new sensitive land uses within 300 feet of any dry cleaning operation that uses perchloroethylene. For operations with two or more machines, ARB recommends a buffer of 500 feet. For operations with three or more machines, ARB recommends consultation with the local air district. The nearest dry cleaning operation is approximately 1.35 miles west of the project site.

Asbestos-Containing Materials

In the initial Asbestos National Emission Standards for Hazardous Air Pollutants rule promulgated in 1973, a distinction was made between building materials that would readily release asbestos fibers when damaged or disturbed (friable) and those materials that were unlikely to result in significant fiber release (non-friable). The United States Environmental Protection Agency (EPA) has since determined that severely damaged, otherwise non-friable materials can release significant amounts of asbestos fibers. While asbestos has been banned from many building materials under the Toxic Substances Control Act, the Clean Air Act, and the Consumer Product Safety Act, some uses of asbestos for building material are not banned and still are used.

Therefore, the potential source of asbestos exposure for the project is the demolition activity of the existing concrete and tennis courts.

SCAQMD's Rule 1403 specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and clean-up procedures, and storage, disposal, and land filling requirements for asbestos-containing waste materials (ACWM). The Rule further states that the SCAQMD shall be notified of the intent to conduct any demolition or renovation activity (SCAQMD 2007).

Compliance with SCAQMD, federal, and state regulations reduces the potential of asbestos-containing material exposure to a less than significant impact.

Mitigation Measures

MM AIR-1 through MM AIR-3 are required.

e) Create objectionable odors affecting a substantial number of people?

Less than significant impact. The General Plan EIR (Air Quality Section page 5.3-50) determined that full buildout of the General Plan would not result in development which could cause objectionable odors to affect a large number of people. Additionally, there are presently no odor-producing sources at the project site and none within the vicinity of the proposed project. Odors can cause a variety of responses. The impact of an odor results from interacting factors such as frequency (how often), intensity (strength), duration (in time), offensiveness (unpleasantness), location, and sensory perception.

Odor is typically a warning system that prevents animals and humans from consuming spoiled food or toxic materials. Odor-related symptoms reported in a number of studies include nervousness, headache, sleeplessness, fatigue, dizziness, nausea, loss of appetite, stomach ache, sinus congestion, eye irritation, nose irritation, runny nose, sore throat, cough, and asthma exacerbation (SCAQMD 2007b).

The SCAQMD's role is to protect the public's health from air pollution by overseeing and enforcing regulations (SCAQMD 2007b). The SCAQMD's resolution activity for odor compliance is mandated under California Health & Safety Code Section 41700, and falls under SCAQMD Rule 402. This rule on Public Nuisance Regulation states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

The SCAQMD indicates that the number of overall complaints has declined over the last 5 years. Over the last 4 years, odor complaints make up 50 to 55 percent of the total nuisance complaints. Over the past decade, odors from paint and coating operations have decreased from 27 to 7 percent, and odors from refuse collection stations have increased from 9 to 34 percent (SCAQMD 2007b).

Project Analysis

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

During construction, diesel-powered vehicles and equipment in use on-site would create localized odors. These odors would be temporary and would not likely be noticeable for extended periods of time beyond the project's site boundaries. The potential for diesel odor impacts is therefore less than significant.

Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. During operation of the proposed project, odors would

primarily consist of vehicles traveling to the assisted living community and additionally from the use of equipment during landscaping and facility maintenance. These occurrences would not produce a significant amount of odors; therefore, operational impacts are less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Biological Resources <i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and 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"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Evaluation

Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less than significant with mitigation incorporated. The proposed project is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSCHCP) area in Riverside County,

California (Authority 2004). The project site has been identified as containing potential burrowing owl (*Athene cunicularia*) habitat; therefore, the City of Riverside Planning Division required a focused burrowing owl survey to be conducted on the property according to the Multiple Species Habitat Conservation Plan (MSHCP) requirements. No other special-status species would be potentially impacted because the project site has been previously developed and paved and is surrounded by development or roadways on all sides; therefore, they are not analyzed further within this Initial Study.

On August 27, 2015 a FirstCarbon Solutions (FCS) biologist conducted a reconnaissance-level survey for burrowing owl burrows in accordance with the Riverside County survey requirements.¹ The entire project site as well as a 500-foot buffer (survey area) surrounding the property were assessed for suitable burrowing owl habitat.

Survey Results

Wildlife activity was low during the survey. Common avian species observed include house finch (*Carpodacus mexicanus*), mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), and common raven (*Corvus corax*). No birds exhibiting nesting behavior were observed within the survey area. Six (6) active (mammal) burrows that could potentially be used by burrowing owls were observed and mapped within the survey area. A single burrowing owl was observed perched on a utility line within the existing paved parking lot of the project site. No burrowing owl nesting activity was observed during the survey.

Therefore, the survey revealed that burrows that could potentially be used by burrowing owls are currently present within the project site or immediate vicinity. A focused protocol survey for burrowing owl is required by the Western Riverside MSHCP to confirm the presence or absence of this species within the survey area (Authority 2004: Section 6.3.2). The survey will need to be conducted by a qualified biologist within the burrowing owl breeding season (February through August) and preferably within the most active period of the breeding season (April 15 to July 15), in accordance with MSHCP and the California Department of Fish and Wildlife (CDFW) survey requirements to avoid direct take of burrowing owl (refer to Appendix B for detailed description of survey requirements).

Mitigation Measures are required to reduce potential impacts to burrowing owls. With the implementation of proposed mitigation, impacts to sensitive species would be less than significant.

Mitigation Measures

MM BIO-1 A focused protocol survey for burrowing owl is required by the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) to confirm the presence or absence of this species within the survey area (Authority 2004: Section 6.3.2). The survey shall be conducted by a qualified biologist within the burrowing owl breeding season (February through August) and preferably within the most active period of

¹ This survey was a reconnaissance-level survey as part of the due diligence process, not an MSHCP-required 30-day pre-construction focused survey or a focused protocol survey. Western Riverside MSHCP and CDFW survey guidelines were used for complete coverage and survey result disclosure.

the breeding season (April 15 to July 15), in accordance with MSHCP and CDFW survey requirements to avoid direct take of burrowing owl.

The focused protocol burrowing owl survey shall be conducted during four separate site visits on four separate days with weather conducive to observing owls outside of burrows, conducted from 2 hours before sunset to 1 hour after, or from 1 hour before sunrise to 2 hours after. Burrows and burrowing owl sign should be located and mapped during the first visit, and subsequent observations should be made from a distance using a spotting scope or binoculars, to minimize disturbance near occupied burrows. All observations of burrowing owl, occupied burrows, and burrows with burrowing owl sign shall be recorded and mapped.

MM BIO-2 If burrowing owl is determined to occupy the project site or immediate vicinity, the City of Riverside Planning Division shall be notified and avoidance measures shall be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the Migratory Bird Treaty Act, and the mitigation guidelines prepared by the California Department of Fish and Wildlife (CDFW 2012).

The following measures are recommended in the CDFW 2012 guidelines to avoid impacts on an active burrow:

- No disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
- No disturbance should occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

If necessary, passive or active relocation of burrowing owls shall to be implemented by a qualified biologist outside of the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No impact. The majority of the project site is currently paved and developed with athletic facilities, and would not support any sensitive natural communities. No riparian habitat is present on-site, precluding related impacts. Thus, impacts would be less than significant.

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?

No impact. The majority of the project site is currently developed with tennis courts and associated structures, such as a parking lot and recreational buildings. There are no wetlands on-site. Thus, no impacts to federally protected wetlands would occur.

- 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 wildlife nursery sites?**

Less than significant with mitigation incorporated. The majority of the project site is currently developed, and there is no habitat on-site that could support fish species. Additionally, the project is located within a developed urban area of Riverside and would not be considered suitable habitat for use as a wildlife corridor. As discussed in Impact 4a), burrowing owl may be present on-site and utilize the site for nesting purposes. Thus, MM BIO-1 and MM BIO-2 would be required to reduce impacts to burrowing owl. With implementation of the mitigation, impacts would be less than significant.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

No impact. The City of Riverside does not have any ordinances or policies protecting trees or similar biological resources. Thus, no impacts would occur.

- 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?**

Less than significant with mitigation incorporated. As previously discussed in Impact 4a), the project site is located within the County of Riverside's MSCHP. As such, the City has required that the site be surveyed for the presence of burrowing owl. As outlined in Impact 4a), mitigation is required to reduce impacts to this species to less than significant levels. As such, impacts relating to the provisions of an adopted Habitat Conservation Plan would be less than significant with mitigation incorporated.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Cultural Resources <i>Would the project:</i>				
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"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Evaluation

Would the project:

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

Less than significant with mitigation incorporated. Typically, researchers in California use a 45-year age threshold following State Historic Preservation Office (SHPO) recommendations. If the potentially historical resource has integrity and any one of the criteria noted below are met at the state level of analysis, the resource would be considered significant and a direct impact to the cultural resource would be considered a significant impact on the environment:

- Criteria 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Criteria 2: Is associated with the lives of persons important in our past;
- Criteria 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possesses high artistic values; and
- Criteria 4: Has yielded, or may be likely to yield, information important in prehistory or history.

The project site was developed with two commercial buildings, two pools, an equipment building, four tennis courts, and a basketball court in 1967. By 1975, the basketball court on the northern portion of the site had been cleared, and then developed as an additional tennis court. From 1978 to 2010, the project site was developed with a total of eight existing tennis courts and the existing

building on the southern portion of the site. The last renovation of the project site took place in 2012 with the two pools being filled (Terracon 2015).

The three existing buildings located at 5695 Glenhaven Avenue fail to meet any of the four cultural resource significance criteria listed above. These existing structures are not associated with significant events or important persons; they do not embody distinctive architectural characteristics; nor do the aesthetic characteristics represent the work of an important individual.

There is no potential for a substantial adverse change in the significance of a historic resource during construction of the project. The California Office of Historic Preservation maintains a list of California Historical Resources. Records for Riverside County historical resources indicate that no historical resources have ever been located on the project site, and the chance that unknown historic resources could be encountered during grading is extremely low. However, MM CUL-1 is recommended to address the risk that historic resources could be inadvertently discovered during grading and construction activities, which would reduce related impacts to less than significant.

MM CUL-1 It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources. In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) forms, and evaluated for significance in terms of CEQA criteria.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency, where they would be afforded long-term preservation to allow future scientific study.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than significant with mitigation incorporated. Review of the project site shows that the area is highly disturbed by an approximately 5.28-acre tract of land improved with two recreational buildings, an equipment building, eight tennis courts, an asphalt-paved parking lot and utilities. Archaeological cultural resources exposed on the modern ground surface are unlikely to survive intact under these conditions. Given the highly disturbed condition of the project site and surroundings, the potential for the project to affect an unidentified archaeological resource is considered low. However, it is possible that subsurface earthwork activities may encounter previously undiscovered archaeological resources. Therefore, implementation of MM CUL-1 is required, ensuring that related impacts would be less than significant.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than significant with mitigation incorporated. The project area is not located in an area that is considered likely to have paleontological resources present. Fossils of plants, animals, or other organisms of paleontological significance have not been discovered at the project site, nor has the site been identified to be within an area where such discoveries are likely. The type of depositional environment at the project area typically does not present favorable conditions for the discovery of paleontological resources. The project site has a disturbed terrain with no outcrops, and the land is geologically mapped as Pleistocene (California Department of Conservation 2015). It appears highly unlikely that project-related excavations will penetrate below the Pleistocene layer. In this context, the project would not result in impacts to paleontological resources or unique geologic features. However, if significant paleontological resources are discovered, implementation of MM CUL-2 would reduce this potential impact to a level of less than significant.

MM CUL-2 In the event a fossil is discovered during construction for the proposed project, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less than significant with mitigation incorporated. There is little chance that human remains would be encountered during construction-related grading. Records indicate that no human remains have ever been found on or near the project site, and the chance that human remains could be encountered during grading is extremely low, due to previous disturbance. However, there is always the possibility that subsurface construction activities associated with the project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains.

Accordingly, this is a potentially significant impact. However, if human remains are discovered, implementation of MM CUL-3 would reduce this potential impact to a less than significant level.

MM CUL-3 In the event of an accidental discovery or recognition of any human remains, Public Resource Code (PRC) Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98, or
2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance:
 - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;
 - The descendent identified fails to make a recommendation; or
 - The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Geology and Soils <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Evaluation

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than significant impact. According to the California Department of Conservation Regulatory Map, there are no Alquist-Priolo Earthquake Fault Zones located in the general project area. The closest fault zone to the project site is the San Jacinto Fault, approximately 8.36 miles northeast of the project site (California Department of Conservation 2015). Consequently, the project site is located outside of an Alquist-Priolo Zone. Therefore, because of the distance of the faults to the project site, the project would not expose people or structures to potential adverse effects from fault rupture. Related impacts would be less than significant.

- ii) Strong seismic ground shaking?

Less than significant impact. As a whole, the Southern California region is a very active seismic area, with much of the region subject to earthquakes of moderate to high magnitude. The City of Riverside General Plan's Public Safety Element identifies major faults that have the potential to affect the City. According to Public Safety Element (General Plan, PS-3), the San Andreas, San Jacinto, and the Elsinore Faults are the nearest faults to the project site (City of Riverside 2012). Of these, the nearest fault to the project site is the San Jacinto fault, which was formerly included as an Alquist-Priolo Zone.

The San Jacinto fault zone is a system of northwest-trending, right-lateral, strikeslip faults that is located approximately 8 miles northeast of the project site. More large historic earthquakes have occurred on the San Jacinto fault than any other fault in Southern California. Therefore, severe seismic shaking can be expected during the lifetime of the project. As a result, similar to other development projects in the City and throughout the Southern California Region, the proposed project would be required to comply with all applicable standards contained in the 2013 California Building Code (CBC), including Section 1613-Earthquake Loads. Construction of the assisted living facility, in accordance with applicable requirements for development within Seismic Zone 4 (as listed within the CBC) would ensure that potential impacts are reduced to the maximum extent possible. Therefore, impacts associated with strong ground shaking would be less than significant.

- iii) Seismic-related ground failure, including liquefaction?

Less than significant impact. The City of Riverside General Plan's Public Safety Element identifies Liquefaction Zones located in the City. According to Figure PS-2 of the Public Safety Element, the project site is located within a moderate level area with potential susceptibility to liquefaction.

However, according to the project's Geotechnical Report, prepared by Southern California Geotechnical (2015), the subsurface conditions encountered at the boring and test pit locations consist of artificial fill materials underlain by very dense bedrock. During the geotechnical investigation, no water was encountered within the depths explored by the borings and test pits. As such, no design considerations related to liquefaction are considered warranted for this project. In addition, the project site soils consist of a non-sensitive clayey (cohesive) soil that possess a plasticity index of at least 18 (which are generally not considered to be susceptible to liquefaction) (Southern California Geotechnical 2015). Therefore, impacts from liquefaction are considered less than significant.

iv) Landslides?

Less than significant impact. The project site has two slopes, within the tennis courts and within the parking lots. However, geological features typically associated with landslides, such as hillsides or riverbanks, are not located in the immediate project area. Additionally, the City of Riverside General Plan's Public Safety Element identifies the principal areas of steep slopes; such as the Box Springs Mountains, Alessandro Heights, Hawarden Hills and the east-facing slopes of the Norco Hills. The project site is located outside of an area of steep slopes. Therefore, the project's location precludes impacts associated with landslides, and less than significant impact would occur.

b) Result in substantial soil erosion or the loss of topsoil?

Less than significant impact. According to the Soil Survey of project area, on-site soils are 62.5% (approximately 2.2 acres) buren fine sandy loam, 8 to 15 percent slopes, eroded and 37.5% (approximately 1.4 acres) fallbrook rocky sandy loam, shallow, 15 to 50 percent slopes, eroded. The USDA's Soil Survey of Soil Erosion Hazards states that the project site area is 62.5% Slight and 37.5% Moderate. A rating of "slight" indicates that erosion is unlikely under ordinary climatic conditions; "moderate" indicates that some erosion is likely and that erosion-control measures may be needed. Refer to Exhibit 6 for the Conceptual Grading Plan.

The State of California is authorized to administer various aspects of the National Pollutant Discharge Elimination System (NPDES). Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavation, or any other activity that causes the disturbance of one acre or more. Construction activities would be required to implement Best Management Practices (BMPs) to prevent construction of the project from potentially polluting surface waters from soil erosion. This is a standard condition of approval that the City will require of this project; impacts would therefore be less than significant.

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?

Landslides

As previously discussed in 6a) iii, the project site does not contain features typically associated with landslides. Additionally, the project site is not located in areas of steep slopes included within the City of Riverside's General Plan (City of Riverside 2012).

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Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. As failure tends to propagate as block failures, it is difficult to analyze and estimate where the first tension crack will form. However, the project's geotechnical reports states that the potential for lateral spreading affecting the site is low.

Subsidence

Land subsidence is a gradual settling or sudden sinking of the Earth's surface owing to subsurface movement of earth materials. Subsidence is most often attributed to human activity, mainly from the removal of subsurface water. More than 80 percent of the identified subsidence throughout the United States is a result of exploitation of groundwater, with the increasing development of land and water resources threatening to exacerbate existing land subsidence problems and initiate new ones (U.S. Geological Survey 2013). Other principal causes of subsidence are aquifer system compaction, drainage of organic soils, underground mining, hydrocompaction, natural compaction, sinkholes, and thawing permafrost (U.S. Geological Survey 2000).

Compaction of soils in some aquifer systems can accompany excessive groundwater pumping and is the single largest cause of subsidence. Excessive pumping of such aquifer systems has resulted in permanent subsidence and related ground failures. In some systems, when large amounts of water are pumped, the subsoil compacts, thereby reducing in size and number the open pore spaces in the soil the previously held water. This can result in a permanent reduction in the total storage capacity of the aquifer system.

According to the City of Riverside General Plan, the project site is located within the recharge area of the Riverside South Water Basin. Therefore, the project site is not located within a groundwater basin; land subsidence would also not be considered a substantial issue in the project area. Therefore, impacts associated with subsidence would be less than significant.

Liquefaction

As previously discussed in Impact 6a) iii, The City of Riverside General Plan's Public Safety Element identifies Liquefaction Zones located in the City. According to Figure PS-2 of the Public Safety Element, the project site is located within a moderate level area with potential susceptibility to liquefaction. However, according to the project's Geotechnical Report, prepared by the Southern California Geotechnical (2015), the subsurface conditions encountered at the boring and test pit locations consist of artificial fill materials underlain by very dense bedrock. During the geotechnical investigation, no water was encountered within the depths explored by the borings and test pits. As such, no design considerations related to liquefaction are considered warranted for this project. In addition, the project site soils are a non-sensitive clayey (cohesive) type which possess a plasticity index of at least 18, which are generally not considered to be susceptible to liquefaction (Southern California Geotechnical, 2015). Therefore, impacts from liquefaction are considered less than significant.

Collapse

According to the site history, mining of granitic bedrock materials was performed at the site. Prior to 1948, the mining activities had ceased and the excavations were backfilled. Construction of the existing tennis facility and former swimming pool in 1966 had to fill the soils consist of fine to medium sands and silty fine to medium sands with varying coarse sand and varying gravel content, extending to depths of 2.5 to approximately 23 feet below the existing site grades. The fill soils also contain significant debris content including concrete and rebar, asphalt, and brick fragments of varying size, and wood chips. Because the mine fills were filled in the 1966, the project site today is not underlain by natural or man-made subsurface features that are typically associated with collapse, including mining or extraction operations or karst topography. Therefore, less than significant associated with collapse would occur.

The proposed project would not be located on an unstable or potentially unstable geologic unit or soils that would potentially result in landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, impacts would be less than significant.

- 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?**

Less than significant impact. Expansive soils typically consist of clay and other similar, poorly drained soils. According to the Soil Survey of project area, on-site soils are 62.5% (approximately 2.2 acres) buren fine sandy loam and 37.5% (approximately 1.4 acres) fallbrook rocky sandy loam. These two soils are comprised of only a small percentage of clay soils and are considered moderate to well-drained (USDA 2015). Therefore, impacts associated with expansive soils would be less than significant.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

No impact. The proposed project would connect to the City's sewer collection system that provides service to the surrounding vicinity and would not require an alternative method of wastewater conveyance. Therefore, no impacts associated with septic or alternative wastewater disposal systems would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Greenhouse Gas Emissions <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Environmental Evaluation

Would the project:

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less than significant impact. A variety of agencies have developed greenhouse gas emission thresholds and/or have made recommendations for how to identify a threshold. However, the thresholds for projects in the jurisdiction of the SCAQMD remain in flux.

On December 5, 2008, the SCAQMD Governing Board adopted an interim greenhouse gas significance threshold for stationary sources, rules, and plans where the SCAQMD is lead agency (SCAQMD permit threshold). However, this project is not considered a stationary source.

The SCAQMD is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"); SCAQMD staff indicated that they hoped to bring the proposed greenhouse gas significance thresholds to the board for their December 2010 meeting; however, this did not occur. The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:

- All land use types: 3,000 Million Metric Tons of Carbon Dioxide Equivalent (MTCO₂e) per year
- Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e per year; or mixed use: 3,000 MTCO₂e per year
- Tier 4 has the following options:
 - Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
 - Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans;
 - Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year for plans
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD discusses its draft thresholds in the following excerpt (SCAQMD 2008b):

The overarching policy objective with regard to establishing a GHG [greenhouse gas] significance threshold for the purposes of analyzing GHG impacts pursuant to CEQA is to establish a performance standard or target GHG reduction objective that will ultimately contribute to reducing GHG emissions to stabilize climate change. Full implementation of the Governor's Executive Order S-3-05 would reduce GHG emissions 80 percent below 1990 levels or 90 percent below current levels by 2050. It is anticipated that achieving the Executive Order's objective would contribute to worldwide efforts to cap GHG concentrations at 450 ppm [parts per million], thus, stabilizing global climate.

As described below, SCAQMD staff's recommended interim GHG significance threshold proposal uses a tiered approach to determining significance. Tier 3, which is expected to be the primary tier by which the AQMD will determine significance for projects where it is the lead agency, uses the Executive Order S-3-05 goal as the basis for deriving the screening level. Specifically, the Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90 percent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to some type of CEQA analysis, including a negative declaration, a mitigated negative declaration, or an environmental impact.

Therefore, the policy objective of staff's recommended interim GHG significance threshold proposal is to achieve an emission capture rate of 90 percent of all new or modified stationary source projects. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate

contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that staff estimates that these GHG emissions would account for less than one percent of future 2050 statewide GHG emissions target (85 MMTCO₂e/yr). In addition, these small projects would be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory.

In summary, the SCAQMD's draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap carbon dioxide concentrations at 450 ppm, thus, stabilizing global climate.

For this project, the 3,500 MTCO₂e per year threshold for residential development is used as the appropriate threshold of significance.

Project Impact

Project-related GHG emissions would include emissions from direct and indirect sources. The project would result in direct and indirect emissions of CO₂, N₂O, and CH₄. Direct project-related GHG emissions include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from electricity consumption, water demand, and solid waste generation.

Implementation of the General Plan EIR, including the proposed project, would increase greenhouse gas (GHG) emissions associated with construction and operation, particularly from vehicle exhaust emissions. The General Plan EIR determined that GHG emissions generated from energy use and other stationary sources are considered cumulatively considerable at full buildout of the General Plan (General Plan EIR, Air Quality Section page 5.3-46).

The proposed project's GHG emissions generated by operations would include carbon dioxide, nitrous oxide, hydrofluorocarbons, ozone, and aerosols. Despite additional emissions generated by the proposed project during construction and operation, implementation of the proposed project would not generate enough GHGs to directly influence global climate change or exceed the 3,500 MTCO₂e SCAQMD threshold (see estimated emissions in Table 2). The proposed project includes the development of an 85-unit assisted living community; this type of project would not include uses that could generate a large amount GHG emissions.

Table 2: Estimated Greenhouse Gas Emissions

Source	Emissions (Metric Tons per year)
Project Emissions	
Area	33
Energy	203
Mobile	1,251
Waste	29

Table 2 (cont.): Estimated Greenhouse Gas Emissions

Source	Emissions (metric tons per year)
Water	63
Construction (total of 372 MT which would be amortized over 30 years)	8
<i>Project Emissions</i>	<i>1,587</i>

Therefore, the proposed project would not generate a significant amount of GHG emissions; impacts would be less than significant.

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Less than significant impact. There are currently no adopted local or regional greenhouse gas reduction plans applicable to the project. The City of Riverside is currently in public review stage of completing its Climate Action Plan (CAP) as of June 2015. Therefore, the Assembly Bill (AB) 32 emission reduction goal and the ARB-adopted AB 32 Scoping Plan will be used to determine consistency with an adopted plan, policy, or regulation for reducing greenhouse gases.

The Scoping Plan states, “The 2020 goal was established to be an aggressive, but achievable, mid-term target, and the 2050 GHG emissions reduction goal represents the level scientists believe is necessary to reach levels that would stabilize climate” (ARB 2008). The year 2020 GHG emission reduction goal of AB 32 corresponds with the mid-term target established by Executive Order S-3-05, which aims to reduce California’s fair-share contribution of GHGs in 2050 to levels that would stabilize the climate.

As discussed in Impact 7a) above, the SCAQMD is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration, which the project does not exceed.

Project Construction

During project construction, greenhouse gases would be generated by short-term construction activities such as demolition, site clearing/preparation and grading/earthwork, the operation of construction vehicles and equipment, materials and debris hauling, and construction worker vehicle trips.

Construction emissions were generated by comparing the proposed project to the emission rates of similar developments of a comparable size and scale. As shown in Table 2 above, construction activities are only estimated to generate 372 MTCO₂e, which is well below the SCAQMD draft threshold. Therefore, the proposed project’s estimated construction emissions would not conflict with the Scoping Plan.

Project Operation

The project involves the construction of an 85-unit assisted living community. The Scoping Plan identifies recommended measures for multiple GHG emission sectors and the associated emission reductions needed to achieve the year 2020 emissions target—each sector has a different emission reduction target. Most of the measures target the transportation and electricity sectors and are implemented through regulatory action by state agencies. As stated in the Scoping Plan, the key elements of the strategy for achieving the 2020 GHG target include:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards.
- Achieving a statewide renewable energy mix of 33 percent.
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system.
- Establishing targets for transportation-related GHG emissions for regions throughout California and pursuing policies and incentives to achieve those targets.
- Adopting and implementing measures pursuant to existing State laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard.
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the State's long-term commitment to AB 32 implementation.

Passing the Senate on August 30, 2008, Senate Bill (SB) 375 was signed by the Governor on September 30, 2008. According to SB 375, the transportation sector is the largest contributor of GHG emissions, which emits over 40 percent of the total GHG emissions in California. SB 375 states, "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32." SB 375 does the following: it (1) requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions, (2) aligns planning for transportation and housing, and (3) creates specified incentives for the implementation of the strategies. SB 375 has no requirements that apply to development projects; however, the development proposed by the project will contribute to achieving SB 375 regional targets.

Because the project is limited to the redevelopment of a site for residential development, it is not a project subject to the Scoping Plan's recommended measures, which do not directly apply to the project. Additionally, the project is not expected to generate a significant amount of vehicle emissions due to the lower driving rates among assisted living residents. Therefore, the project would not conflict with the Scoping Plan's recommended measures and, as such, would not impede implementation of the Scoping Plan.

In conclusion, the project would not conflict with any applicable plan, policy, or regulation of an agency adopted for reducing the emissions of GHGs because the project would generate low levels of GHGs (less than the SCAQMD's threshold [see 7a), above]), and would not impede implementation of the Scoping Plan, or conflict with the policies of the Scoping Plan. Therefore, the impact would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Hazards and Hazardous Materials <i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Evaluation

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Short-Term Construction Impacts

Less than significant with mitigation incorporated. During construction of the proposed project, hazardous or potentially hazardous materials would be routinely handled in small quantities on the project site. These hazardous materials would include gasoline, diesel fuel, lubricants, and other petroleum-based products used to operate and maintain construction equipment and vehicles. This handling of hazardous materials will be a temporary activity and coincide with the short-term construction phase of the proposed project. Any handling of hazardous materials will be limited in both quantities and concentrations. Hazardous materials associated with operation and maintenance of construction equipment and vehicles may be stored on the project site, although only the amounts needed are expected to be kept on-site, and excessive amounts are not expected to be stored. Removal and disposal of hazardous materials from the project site will be conducted by a permitted and licensed service provider. Any handling, transporting, use, or disposal would comply with all applicable federal, state, and local agencies and regulations, including the EPA; the California Department of Transportation (Caltrans); the California Department of Toxic Substances Control (DTSC); the California Department of Industrial Relations (Cal/OSHA); the Resource Conservation and Recovery Act (RCRA); and the Riverside County Fire Department (RCFD) (the Certified Unified Program Agency [CUPA] for Riverside County).

According to the Phase I Environmental Site Assessment (ESA) prepared for the project by Terracon Consultants, Inc. (June 2015), the site was developed by 1961 and the surrounding residential properties were developed in the mid-1960s. Because of the age of the project site, there is a possibility that potentially hazardous building materials such as asbestos-containing materials (ACM), lead-based paint, or polychlorinated biphenyls (PCBs) may be encountered during demolition of these structures. ACMs are natural fibers used in the manufacturing of many building materials; however, they were mostly banned (in building materials) in the 1970s. Lead-based paint is considered a potential health risk, and was frequently used in homes before the 1970s. PCBs were banned for commercial use in 1979, and are typically associated with materials such as fluorescent lights, electrical transformers, and power lines (EPA 2013).

Several existing features within the project site could be potentially hazardous. According to the ESA, the presence of undocumented fill was observed on the northern, central, southern, and western portions of the site to a depth of as much as 23 feet below grade surface (bgs). The fill was detected at the greatest depths on the southern and western portions of the site. In addition, a total of six soil borings at depths ranging from 1 to 23 feet bgs and, a total of three test pits at depths ranging from 7 to 35 feet bgs were observed in prior reports in June 2004. Trace concrete fragments, asphaltic concrete fragments, and wood chips were observed in soil borings located on the central and northern portion of the site. Some odorous iron oxide staining were observed at depths ranging from 1 to 21 feet bgs in the soil borings located on the eastern portion of the site. Debris included

concrete, brick, wood, asphalt, and rebar were observed in test pits located on the west portion of the site.

If present, removal of these materials from the project site shall be conducted by contractors licensed and permitted to handle these materials in accordance with all applicable federal, state, and local regulations. As such, MMs HAZ-1, HAZ-2, and HAZ-3 would be required to reduce potential impacts to acceptable levels of significance. Therefore, with the implementation of mitigation, short-term construction impacts associated with the handling of hazardous materials would be less than significant.

Long-Term Operational Impacts

Less than significant impact. During the operational phase of the project, hazardous or potentially hazardous materials would not be routinely handled, stored, or dispensed on the project site in substantial quantities. The project would construct an 85-unit assisted living facility, and activities that would occur at the site (e.g., building and landscape maintenance) would involve the use of limited quantities of hazardous materials. Cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of buildings and landscaping would be utilized on-site. Some medicines and medical supplies would also be used on-site, of limited type and quantity.

These potentially hazardous materials, however, would not be of a type or occur in sufficient quantities to pose a significant hazard to the public and safety or the environment. Businesses are required by law to ensure employee safety by identifying hazardous materials in the workplace, providing safety information to workers that handle hazardous materials, and adequately training workers. The project would be required to comply with applicable federal, state, and local requirements related to the handling of hazardous materials. Thus, hazardous materials used during project operation by maintenance and landscaping staff would not pose any substantial public health risk or safety hazards. Therefore, long-term operational impacts are less than significant.

MM HAZ-1 In accordance with National Emission Standards for Hazardous Air Pollutants, the existing residences located on the project site shall be evaluated for the presence of asbestos-containing material (ACM), lead-based paints (LBP), of polychlorinated biphenyls (PCBs), prior to their demolition. The evaluation shall be conducted by a Cal/OSHA-certified ACM, PCB, and LBP contractor. Any ACM or lead identified as a result of the evaluation shall be removed by a Cal/OSHA certified ACBM, PCB, and lead-based paint contractor and be transported and disposed of off-site in accordance with regulatory requirements.

MM HAZ-2 Prior to construction, the applicant shall ensure that the existing fill material is removed from the site.

MM HAZ-3 During any ground-breaking activities, if soil or groundwater at the site is to be disturbed, proper procedures should be followed with respect to worker health and safety, and any affected soil or groundwater encountered should be properly managed and disposed in accordance with local and state regulations. In addition, the applicant

will ensure that a qualified environmental professional oversee excavation activities of the undocumented backfill reported on the western and southwestern portions of the site to identify the need for alternative soil management or sampling and analysis.

- 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?**

Less than significant with mitigation incorporated. As addressed in Impact 8a, any handling, storing, or dispensing activities associated with hazardous or potentially materials would comply with all applicable federal, state, and local agencies and regulations. Adherence with the applicable policies and programs of these agencies will ensure that any interaction with hazardous materials would occur in the safest possible manner, reducing the opportunity for the accidental release of hazardous materials into the environment. Any handling of hazardous materials will be limited in both quantities and concentrations. As mandated by the U.S. Occupational Safety and Health Administration (OSHA), all hazardous materials stored on-site will be accompanied by a Material Safety Data Sheet, which, in the case of accidental release, will inform on-site personnel as to the necessary remediation procedures.

However, because of the age of the project site, there is a possibility that potentially hazardous buildings materials such as ACM, LBP, or PCBs, may be encountered during demolition of these structures. As discussed in Impact 8a), if present, the removal of these materials from the project site would be conducted by contractors licensed and permitted to handle these materials in accordance with all applicable federal, state, and local regulations. As such, MM HAZ-1 would be required to reduce potential impacts to acceptable levels of significance.

Therefore, with the implementation of mitigation, impacts associated with the release of hazardous materials would be less than significant.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No impact. The nearest school to the project site is Ramona High School and John W. North High School, which are located approximately 3.46 miles southwest and 2.15 miles northeast of the site, respectively. Therefore, no impacts related to hazardous emissions or the handling of hazardous materials within one-quarter of schools would occur.

- 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?**

No impact. According to a records search using the California Department of Toxic Substances Control's (DTSC) EnviroStor database, the project site is not identified as a hazardous materials site (DTSC 2015). Additionally, no such site is located adjacent to the project site or within the general project area. Therefore, no impacts associated with hazardous materials sites would occur.

- 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?

Less than significant impact. The project site is not located within a public or private use airport land use plan (City of Riverside 2012). However, the project site is located within the March Air Reserve Base/March Inland Port Comprehensive Land Use Plan. The March Air Reserve Base is a military airport located approximately 5 miles from the site. The project is located within Zone D, "Flight Corridor Buffer," and Zone E "Other Airport Environs Area" of the Airport's Land Use Compatibility Plan. This designation indicates low noise impacts, and a low risk level (RCALUC 2014). Thus, impacts associated with this airport would be unlikely.

The closest public airports to the project site are the Riverside Municipal Airport and Flabob Airport, located approximately 5.08 miles west and 4.12 miles northwest, respectively. The airports are more than two miles from the project site. Therefore, the project would not create a safety hazard to the people residing or working in the project area, and no impacts would occur.

- 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?

No impact. There are no private airstrips located within the project vicinity. Therefore, no impact associated with private airstrip hazards would occur.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than significant impact. The project would not interfere with the City's Emergency Operations Plan because it does not contain any features that would prohibit the execution of such plans. The project would provide access via Alessandro Boulevard, and would contain adequate access and circulation for emergency equipment on-site. Evaluation and approval of the proposed site plan by the Riverside Fire Department would be required to ensure adequacy of emergency access. Thus, impacts to an emergency response plan would be less than significant.

- 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?

No impact. According to Figure PS-7 of the City of Riverside General Plan Public Safety Element, the project site is not located in area designated as a fire hazard area (City of Riverside 2012). Therefore, impacts associated with wildland fires would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Hydrology and Water Quality <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Evaluation

Would the project:

- a) Violate any water quality standards or waste discharge requirements?

Short-Term Construction Impacts

Less than significant impact. The State of California is authorized to administer various aspects of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. The General Construction permit requires developments of one-acre or more to reduce or eliminate non-stormwater discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). Since the project site is more than 1-acre (5.28 acres) in area, a SWPPP will be required. The project will implement a SWPPP to comply with the General Construction permit requirements. Appropriate structural and non-structural BMPs will also be required to be implemented during project construction. Some of the BMPs the project shall be required to implement include the following:

- On-site Storm Drain Inlet Control. Employ measures to maintain and periodically repaint or replace inlet markings.
- Landscape/Outdoor Pesticide Use Control. Employ features to maintain landscape pesticide to a minimum or no use level.
- Plazas, Sidewalks and Parking Lot Maintenance. Employ measures to sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris.
- Other Reasonable BMPs. The project must also implement other applicable BMPs as needed to keep pollutants away from stormwater. The project must also identify additional applicable measures taken during the storm season and when storms are anticipated.

These BMPs have demonstrated through years of field testing and field use to reduce construction runoff impacts to less than significant levels. Based on the various regulatory requirements, potential short-term construction impacts would be considered less than significant.

Long-Term Operation Impacts

Less than significant impact. In order to minimize pollutants of concern in stormwater discharges from the project site, site design BMPs and source control BMPs will be included as part of the project. The inclusion of BMPs as well as the provision of other post-construction stormwater BMPs would mitigate the impacts associated with stormwater runoff to levels deemed acceptable by both the Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB) and the City of Riverside. Therefore, potential impacts would be less than significant.

- 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?)

Groundwater Supplies

Less than significant impact. According to the Riverside Public Utilities Service's 2010 Urban Water Management Plan (UWMP), the City of Riverside depends on groundwater from the Bunker Hill Basin, Rialto-Colton Basin, Riverside Basin, and Arlington Basin. The UWMP contains existing and projected water supplies and demands for the City of Riverside during normal and dry-year scenarios. Table 3 provides projected multiple-dry year supplies and demands, which represent water supplies and demands during extended periods of drought conditions when supplies would be reduced.

Table 3: Projected Multiple-Dry Year Supplies and Demands (afy)

Conditions	Water Supply Sources	2015 (acre- feet/yr)	2020 (acre- feet/yr)	2025 (acre- feet/yr)	2030 (acre- feet/yr)	2035 (acre-feet/yr)
Multiple Dry Year First Year Supply	Supply Totals	129,076	143,226	143,226	143,266	143,226
	Demand Totals	102,297	112,488	117,284	122,516	126,004
	Difference	26,780	30,738	25,942	20,710	17,222
	Difference as Percentage of Supply	21%	21%	18%	14%	12%
	Difference as Percentage of Demand	26%	27%	22%	17%	14%
Multiple Dry Year Second Year Supply	Supply Totals	129,076	143,226	143,226	143,226	143,226
	Demand Totals	102,297	112,488	117,284	122,516	126,004
	Difference	26,780	30,738	25,942	20,710	17,222
	Difference as Percentage of Supply	21%	21%	18%	14%	12%
	Difference as Percentage of Demand	26%	27%	22%	17%	14%
Multiple Dry Year Third Year Supply	Supply Totals	125,776	139,926	139,926	139,926	139,926
	Demand Totals	102,297	112,488	117,284	122,516	126,004
	Difference	23,480	27,438	22,642	17,410	13,922
	Difference as Percentage of Supply	19%	20%	16%	12%	10%
	Difference as Percentage of Demand	23%	24%	19%	14%	11%

Source:
City of Riverside Public Utility. 2010. Urban Water Management Plan. Date: July. Website:
<http://www.riversideca.gov/utilities/pdf/2011/RPU's%20FINAL%202010%20UWMP%20-%20July%202011.pdf>. Accessed: September 14, 2015

The General Plan's Public Facilities and Infrastructure Element, and compliance water use target found in Table 5-7 of the UWMP, projects a goal of achieving a reduction of approximately 3,300

acre-feet by the third year of the multi-year dry period. The project would have a water demand of approximately 144 gallons per capita per day (GPCD) resulting in a total water use of 15,120 GPCD.

This estimate is based on an extremely conservative calculation based on maximum occupancy of 105 beds. This conservative, estimated water demand of 15,120 would be equivalent to 16.70 acre-feet per year (afy).

Therefore, as shown in Table 3, the project's water usage would represent only a nominal percentage of projected surplus (projected supply minus project demand) for the multiple dry year scenarios (conservative).

Therefore, impacts associated with groundwater supplies would be less than significant.

Groundwater Recharge

Less than significant impact. Currently, the existing site is improved with two recreational buildings, an equipment building, eight tennis courts, and 30,000 square feet of asphalt and utilities. Thus, the proposed project would decrease the amount of pervious areas found on the project site. However, under current conditions, the City obtains groundwater from the Bunker Hill Basin, Rialto-Colton Basin, Riverside Basin, and Arlington Basin. The project site is not located within the recharge area and would not substantially influence groundwater recharge. Therefore, impacts are less than significant.

- c) **Substantially alter the existing drainage pattern of 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?**

Less than significant impact. The project site is currently gently sloping, and runoff on-site drains as sheet flow towards the southwest direction. The site elevation ranges from 890 to 1,265 feet throughout the site. The project site does not contain any discernable streams, rivers, or other drainage features. The proposed improvements will not significantly alter the drainage pattern of the existing site; however, the project will implement BMPs to reduce the accumulation of litter and debris, to minimize the use of pesticides, and to collect and dispose of any washwater to the sanitary sewer. In addition, the imposition of BMPs ensure that federal and state water quality standards will not be violated and are considered less than significant without mitigation. The inclusion of the aforementioned BMPs will reduce impacts to the existing drainage pattern of the site or area to a level of less than significant.

- 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?**

Less than significant impact. As addressed in Impact 9c), the project would not involve significant changes in the site's drainage patterns and does not involve altering a discernable drainage course. Consequently, implementation of the proposed project is not expected to cause flooding. Since the project does not involve alteration of a discernable watercourse and post-development runoff

discharge rates are required to not exceed pre-development rates, the proposed project does not have the potential to alter drainage patterns or increase runoff that would result in flooding. Therefore, the proposed project would not cause flooding, and would have a less than significant impact.

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?

Less than significant impact. As addressed in Impact 9a) and c), project implementation will require coverage under the General Permit for Construction Activities, and therefore, project development must be in compliance with the requirements of the permit. Appropriate structural and non-structural BMPs will also be required to be implemented during project construction. Some of the BMPs the project shall be required to implement include the following:

- On-site Storm Drain Inlet Control. Employ measures to maintain and periodically repaint or replace inlet markings.
- Landscape/Outdoor Pesticide Use Control. Employ features to maintain landscape pesticide to a minimum or no use level.
- Plazas, Sidewalks and Parking Lot Maintenance. Employ measures to sweep plazas, sidewalks and parking lots regularly to prevent accumulation of litter and debris.
- Other Reasonable BMPs. The project must also implement other applicable BMPs as needed to keep pollutants away from stormwater. The project must also identify additional applicable measures taken during the storm season and when storms are anticipated.

These BMPs have demonstrated through years of field testing and field use to reduce construction runoff impacts to less than significant levels. The inclusion of BMPs, as well as the provision of other post-construction stormwater BMPs, would mitigate the impacts associated with stormwater runoff to levels deemed acceptable by both the Santa Ana RWQCB and the City of Riverside. Therefore, potential impacts would be less than significant.

f) Otherwise substantially degrade water quality?

Less than significant impact. The State and RWQCBs assess water quality data for California's waters every two years to determine if they contain pollutants at levels that exceed protective water quality criteria and standards. This biennial assessment is required under Section 303(d) of the Federal Clean Water Act. Within the general project area, three water bodies have been identified by the Santa Ana RWQCB as impaired under Section 303(d). These water bodies include: Goldenstar Creek, located approximately 3.84 miles south of the project site; Santa Ana River (Reach 3), located roughly 4.22 miles to the northwest; and Santa Ana River (Reach 4), located roughly 4.26 miles to the north (State Water Resources Control Board 2010).

As addressed in Impacts 9a) and 9c), project implementation will require coverage under the General Permit for Construction Activities, and therefore, project development must be in compliance with the requirements of the permit. Appropriate structural and non-structural BMPs will also be

required to be implemented during project construction. Some of the BMPs the project shall be required to implement include the following:

- On-site Storm Drain Inlet Control. Employ measures to maintain and periodically repaint or replace inlet markings.
- Landscape/Outdoor Pesticide Use Control. Employ features to maintain landscape pesticide to a minimum or no use level.
- Plazas, Sidewalks and Parking Lot Maintenance. Employ measures to sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris.
- Other Reasonable BMPs. The project must also implement other applicable BMPs as needed to keep pollutants away from stormwater. The project must also identify additional applicable measures taken during the storm season and when storms are anticipated.

These BMPs have demonstrated through years of field testing and field use to reduce construction runoff impacts to less than significant levels. The inclusion of BMPs, as well as the provision of other post-construction stormwater BMPs would mitigate the impacts associated with water quality to levels deemed acceptable by both the Santa Ana RWQCB and the City of Riverside. Based on the preceding, neither construction nor operation of the proposed project would substantially degrade water quality, including the water quality of the two water bodies listed above. Therefore, impacts associated with the degradation of water quality would be less than significant.

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?

No impact. According to the Federal Emergency Management Agency's (FEMA) Flood Rate Insurance Map (FIRM) FEMA Flood Insurance Rate Map for the project area, (FIRM Map #06065C0728G), the project site is located within Zone X, which has been determined by FEMA to be located within an area outside the 0.2% annual chance floodplain. According to FEMA's National Flood Insurance Program, Zone X is an area of minimal flood hazard, and is an area determined to be outside the 500-year flood and protected by levee from the 100-year flood. Therefore, no impacts associated with placing housing within a 100-year flood hazard area would occur.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Less than significant impact. As discussed in Impact 9g), the project site is located within Zone X which identifies areas outside the 0.2% annual chance floodplain. According to FEMA's National Flood Insurance Program, Zone X is an area of minimal flood hazard, and is an area determined to be outside the 500-year flood and protected by levee from the 100-year flood. Therefore, the project would not impede or redirect flood flows, and impacts would be less than significant.

- 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?

No impact. According to the City of Riverside General Plan's Public Safety Element, the project site is not within the flood hazard areas. Furthermore, as previously discussed, the project site is located within Zone X which identifies areas outside the 0.2% annual chance floodplain. According to FEMA's National Flood Insurance Program, Zone X is an area of minimal flood hazard, and is an area determined to be outside the 500-year flood and protected by levee from the 100-year flood. Therefore, impacts associated with flooding, including flooding as a result of the failure of a levee or dam, would be less than significant.

- j) Inundation by seiche, tsunami, or mudflow?

No impact. Because of the project site's inland location, relatively flat on-site and adjacent topography, and lack of adjacent water body, the proposed project would not be susceptible to seiche, tsunami, or mudflow. Therefore, no impacts associated with seiche, tsunami, or mudflow would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Land Use and Planning <i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Evaluation

Would the project:

a) Physically divide an established community?

No impact. The project would not divide an established community. The project site is currently developed with two buildings, one equipment building, eight tennis courts, and a parking lot along the site frontage. These existing uses would be demolished and replaced with new multi-unit assisted living facilities and associated uses. Residential communities exist to the north, east and to south. However, no existing roads are located on the project site that connects with these surrounding community enclaves. Therefore, the proposed project would not physically divide an established community.

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?

Less than significant impact. The City of Riverside General Plan's Land Use and Urban Design Element Map has designated the project site as Low Density Residential (4.1 du/acre or 6 du/acre), while the City's Zoning Map identifies the project site as Single-family Residential Zone (R-1-13000). As stated in Table V in Chapter 19.150 of the City of Riverside Municipal Code, Assisted Living (Residential Care Facilities) are conditionally permitted within R-1 zones. The project developer will submit an application for a Conditional Use Permit in conjunction with this IS/MND. The Conditional Use Permit approval process will ensure that there are no conflicts with the adopted General Plan and Zoning Ordinance of the Municipal Plan. Therefore, project impacts would be less than significant.

c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?

Less than significant with mitigation incorporated. As previously discussed in Biological Resources Impact 4a), the project site is located within the County of Riverside's MSCHP. As such, the City has required that the site be surveyed for the presence of burrowing owl. As outlined in Impact 4a), mitigation is required to reduce impacts to this species to less than significant levels. As such, impacts relating to the provisions of an adopted Habitat Conservation Plan would be less than significant with mitigation incorporated (see Section 4, Biological Resources for additional information regarding the MSHCP).

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Mineral Resources <i>Would the project:</i>				
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"/>
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"/>

Environmental Evaluation

Would the project:

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

No impact. According to the California Geological Survey, Updated Mineral Land Classification Map for Riverside County, the project site and surrounding area are designated Urban Land. Consequently, the project would not 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. Therefore, no impacts associated with mineral resources will occur.

- 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?**

No impact. The project site is not identified by the City of Riverside's Zoning Map as a mineral recovery site. However, the project site is identified by the City of Riverside General Plan's Mineral Resource Map as MRZ-3. The MRZ-3 classification indicates that the area contains known or inferred mineral occurrences of undetermined mineral resource significance. Scattered areas harbor marginally economic deposits of feldspar, silica, limestone and other rock products. According to the City's General Plan's Open Space/Conservation Elements, the project site contains limestone mineral resources (City of Riverside 2012). The project site is located within an existing urban area that has minimal accessibility for mining. Evidence of historical aggregate mining operations in the vicinity is also not apparent. In addition, mineral extraction at the project site is infeasible due to the surrounding residential uses, which are not compatible with a mining operation. Aggregate mining operations generally produce particulate matter, which could significantly impact the sensitive receptors and surrounding residential, industrial, commercial, and mixed-use facilities within the project area. Noise from such an operation would also be incompatible with sensitive receptor and surrounding residential, industrial, commercial, and mixed-use facilities land uses. Because the

project site is not a feasible candidate for mining due to its surrounding uses, the project is not likely to impact to these resources. Additionally, as addressed in Impact 11a), the project site and surrounding area are designated Urban Land (no mineral resources). Therefore, no impacts associated with locally important mineral resources would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Noise <i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Evaluation

Characteristics of Noise. Noise is defined as unwanted sound. Sound levels are usually measured and expressed in decibels (dB) with 0 dB corresponding roughly to the threshold of hearing. Most of the sounds that we hear in the environment do not consist of a single frequency, but rather a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound. Noise is typically generated by transportation, specific land uses, and ongoing human activity.

The standard unit of measurement of the loudness of sound is the decibel (dB). The 0 point on the dB scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Changes of 3 dB or less are only perceptible in laboratory environments. A change of 3 dB is the lowest change that can be perceptible to the human ear in outdoor environments, while a change of 5 dBA is considered to be the minimum readily perceptible change to the human ear in outdoor environments.

Since the human ear is not equally sensitive to sound at all frequencies, the A-weighted decibel scale (dBA) was derived to relate noise to the sensitivity of humans. The scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Furthermore, the A-weighted sound level is the basis for a number of various sound level metrics, including the day/night sound level (L_{dn}) and the Community Noise Equivalent Level (CNEL), both of which represent how humans are more sensitive to sound at night.² In addition, the equivalent continuous sound level (L_{eq})³ is the average sound energy of time-varying noise over a sample period and the L_{max} is the maximum instantaneous noise level occurring over a sample period.

Existing Noise Environment

The project site is located in the City of Riverside, California. Most of the land uses surrounding the project site include residential land uses. Single-family homes are located immediately to the north, south, and east of the project site. Additionally, the First Baptist Church and the Immanuel Lutheran Church and School are located northwest of the project site along Alessandro Boulevard. As was observed by the technician at the time of the noise measurement, the dominant noise source in the project vicinity was traffic.

The existing noise levels on the project site were documented through a long-term ambient noise measurement taken on the project site.

The noise measurement was taken from Monday, September 14, 2015 at 8:00 am to Tuesday, September 15, 2015 at 8:00 am. The noise measurement data sheets are provided in Appendix F of this document, as part of the Noise Impact Analysis report (FCS 2015). The noise monitoring location is shown in Exhibit 7. The noise monitoring location was selected in order to document existing long-term ambient noise levels on the project site and to determine compatibility of the proposed residential land use development with the City's land use compatibility standards.

Ambient noise levels within the project site were measured to be at 56.7 dBA L_{eq} , with a maximum reading of 82.4 dBA L_{eq} and minimum reading of 43.8 dBA L_{min} . The 24-hour weighted average community noise equivalent level for the project site is 59.5 dBA CNEL. The long-term noise measurement captured noise from all noise sources in the project vicinity, including parking lot activities and traffic noises. Therefore, the long-term noise measurement results show that, because of site-specific conditions, the majority of the project site lies outside of the 60-dBA CNEL traffic noise contours.

Regulatory Framework

The project site is located within the City of Riverside. The City of Riverside addresses noise in the Noise Element of their General Plan (City of Riverside 2025 General Plan, November 2007) and in the Riverside Municipal Code (City of Riverside 2015).

² L_{dn} is the 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 10 decibels to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m. CNEL is the 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 5 decibels to sound levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 decibels to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m. Source: Harris, Cyril M. 1998. Handbook of Acoustical Measurement and Noise Control.

³ The City of Costa Mesa Municipal Code is not technically explicit. Therefore, in order to utilize the most conservative approach, and realistic interpretation of the code standards, the analysis assumes that the noise metric refers to L_{eq} .



Source: ESRI Imagery



Exhibit 7

Noise Monitoring Locations

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CITY OF RIVERSIDE • OAKMONT ASSISTED LIVING FACILITY
INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

Exhibit 16 - P15-0610 & P15-0611, CEQA Document (Mitigated Negative Declaration)

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The City has established noise and land use compatibility standards for new land use development, as shown in Figure N-10 of the Noise Element. According to the policies of the General Plan, noise environments up to 60 dBA CNEL are considered “normally acceptable” for new nursing home land use developments. Environments with ambient noise levels from 60 dBA to 70 dBA CNEL are considered “conditionally acceptable” for new nursing home land use developments; as such, development may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features are included in the project design. Conventional construction, but with closed windows and a fresh air supply system or air conditioning, will normally suffice as a noise insulation feature for these conditionally acceptable environments.

The other primary method of noise control is through enforcement of the City’s Municipal Noise Ordinance. The ordinance is designed to control unnecessary, excessive, and annoying sounds generated on one piece of property from impacting an adjacent property, and to protect residential areas from noise sources other than transportation sources. The Noise Ordinance is designed to protect sensitive areas from intruding noise across property lines. For example, it limits noise at residential properties to 55 dBA L_{eq} from 7:00 a.m. to 10:00 p.m. and to 45 dBA L_{eq} from 10:00 p.m. to 7:00 a.m. Furthermore, it is unlawful for any person to create noise, when measured on any residential property, which causes the sound level to exceed:

1. The noise standard for a cumulative period of more than thirty minutes in any hour;
2. The noise standard plus 5 dBA for a cumulative period of more than fifteen minutes in any hour;
3. The noise standard plus 10 dBA for a cumulative period of more than five minutes in any hour;
4. The noise standard plus 15 dBA for a cumulative period of more than one minute in any hour; or
5. The noise standard plus 20 dBA for any period of time.

Interior noise standards in residential dwellings are limited to 45 dBA L_{eq} from 7:00 a.m. to 10:00 p.m. and to 35 dBA L_{eq} from 10:00 p.m. to 7:00 a.m. Furthermore, it is unlawful for any person to create noise, when measured on any residential property, which causes the sound level to exceed:

1. The noise standard for a cumulative period of more than thirty minutes in any hour;
2. The noise standard plus 5 dBA for a cumulative period of more than fifteen minutes in any hour; or
3. The noise standard plus 10 dBA for a cumulative period of more than five minutes in any hour.

In the event the ambient noise level exceeds the noise limit categories above, the cumulative period applicable to said category shall be increased to reflect the ambient noise level.

The City provides certain exemptions from these operational noise standards, including noise associated with construction activities that take place between the hours of 7:00 a.m. and 7:00 p.m., Mondays through Fridays and between 8:00 a.m. and 5:00 p.m. on Saturdays. Construction activities are not exempt from these noise performance requirements outside of these hours, including any time on Sundays or specified federal holidays.

Other noise sources that are listed as being exempt from the noise performance standards of the Municipal Code include warning devices on authorized emergency vehicles (Section 7.10.185), trash collection (Section 7.35.020), and the emission of sound for the purpose of alerting persons to the existence of an emergency or in the performance of emergency work (Section 7.35.020).

Other applicable standards pertain to project-related potential delivery activities. According to the City's noise ordinances, delivery activities, such as loading and unloading activities, are not permitted between the hours of 10:00 p.m. and 7:00 a.m. if they would cause a noise disturbance across a residential property line or at any time exceeds the maximum permitted noise level for the underlying land use category.

Impact Analysis

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?

Less than significant with mitigation incorporated.

Construction Noise Impacts

Two types of short-term noise impacts could occur during the construction of the proposed project. First, construction crew commutes and the transport of construction equipment and materials to the project site would incrementally increase noise levels on access roads leading to the project site. Although there would be a relatively high single event noise exposure potential causing intermittent noise nuisance, the effect on longer-term (hourly or daily) ambient noise levels would be small. Therefore, short-term construction-related impacts associated with worker commute and equipment transport to the project site would be less than significant.

The second type of short-term noise impact is related to noise generated during construction on the project site. Construction is completed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the site and, therefore, the noise levels surrounding the site as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction related noise ranges to be categorized by work phase. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full-power operation followed by 3 or 4 minutes at lower power settings. Impact equipment such as pile drivers are not expected to be used during construction of this project.

The demolition phase is expected to use concrete saws, excavators, and rubber-tired dozers. The site preparation and grading phase of the project is expected to require the use of rubber tired dozers, tractors, front-end loaders, backhoes, excavators, and graders. The paving phase of construction is expected to require the use of pavers, rollers, and concrete mixer trucks. The building construction phase is expected to require the use of cranes, forklifts, portable generators, tractors, front-end loaders, backhoes, and welder torches.

The Federal Highway Administration's (FHWA's) Roadway Construction Noise Model was used to calculate construction noise levels at nearby sensitive receptors surrounding the project site during each phase of construction. The modeled receptor locations represent the closest residential units to the west, south, east, and north of the project site. The modeled construction phases included the demolition phase, the site preparation and grading phase, the building construction phase, and the paving of the internal roadways phase. A worst-case scenario was modeled, assuming that each piece of modeled equipment would operate simultaneously at the nearest reasonable locations to each modeled receptor. Overall average daily project construction noise levels would be much lower than this worst-case scenario, as all equipment would not always operate simultaneously and would also be lower as the equipment operates toward the center of the project site further from off-site receptors. A summary of the modeling results are shown in Table 4. The construction noise modeling assumptions and outputs are provided in Appendix F of this Initial Study.

Table 4: Construction Noise Model Results Summary (dBA)

Receptor Location	Demolition Phase		Site Preparation/ Grading Phase		Building Construction Phase		Paving Phase	
	L _{eq}	L _{max}	L _{eq}	L _{max}	L _{eq}	L _{max}	L _{eq}	L _{max}
R-1: Closest residence to northern border	94.4	100.0	93.7	94.5	83.7	85.5	85.6	88.0
R-2: Closest residence to eastern border	76.7	82.0	80.7	79.2	70.5	71.1	73.4	75.1
R-3: Closest residence to southern border	74.3	79.5	73.9	71.1	69.1	69.7	68.1	69.6
Note: L _{max} is the loudest value of any single piece of equipment as measured at the modeled receptor location. Source: FirstCarbon Solutions, 2015.								

The City of Riverside Municipal Code outlines the City's standards for noise producing construction activities. Construction activities that would produce noise levels in excess of the noise performance standards are restricted to the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday. Therefore, restricting construction activities to these stated time periods, as well as implementing the best management noise reduction techniques and practices outlined in MM NOI-1, would ensure that potential short-term construction noise impacts on sensitive receptors in the project vicinity would be reduced to less than significant.

Mitigation Measures

MM NOI-1 Implementation of the following multi-part mitigation measure is required to reduce potential construction period noise impacts:

- The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
- The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.

- The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.
- At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.
- The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site.
- All on-site demolition and construction activities, including deliveries and engine warm-up, shall be restricted to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday. No such activities shall be permitted on Sundays or federal holidays.

Operational Noise Impacts

The proposed project would include new stationary noise sources, such as typical parking lot activities. Typical parking lot activities such as people conversing, doors slamming, or vehicles idling can generate noise levels of approximately 60 dBA to 70 dBA L_{max} at 50 feet. The proposed project tentative site map shows 62 potential parking spaces. These activities are expected to occur sporadically throughout the day, as visitors and staff arrive and leave the parking lot areas. Although there would be occasional high single-event noise exposure of up to 70 dBA L_{max} from parking lot activities, such activities spread out over the project site parking areas would not result in an increase above existing ambient noise levels. In addition, these single-event maximum noise levels are not expected to occur for more than a cumulative one minute within any hour; and would therefore not exceed the applicable daytime noise performance standard of 70 dBA L_{eq} . Therefore, project-related parking lot activities would not result in exposure of persons to noise levels in excess of existing noise levels, nor would they result in noise levels from parking lot activities that would exceed established standards.

Implementation of the project would also include occasional delivery truck loading/unloading activities. Typical medium truck (step-van type with roll-doors) loading and unloading activities result in maximum noise levels from 70 dBA to 80 dBA L_{max} at 50 feet. These activities are expected to occur at most a couple of times throughout a typical day, as supplies are delivered or packages are picked up at the proposed facility. Noise impacts from these activities would be considered significant if they would occur between the hours of 10:00 p.m. and 7:00 a.m. and result in a noise disturbance across a residential property line or at any time exceeds the maximum permitted noise level for the underlying land use category. The nearest residential property line is located approximately 150 feet from the potential delivery areas. Because of distance attenuation, maximum noise levels from these activities would range up to 70 dBA L_{max} at this nearest residential property line. These single-event maximum noise levels are not expected to occur for more than a cumulative 1 minute within any hour; and would therefore not exceed the applicable daytime noise performance standard of 70 dBA L_{eq} . Therefore, project-related delivery activities would not result in exposure of persons to noise levels in excess of existing noise levels nor result in noise levels that would exceed established standards.

Implementation of the project would also include weekly trash collection by the designated city agency. Typical trash collection activities result in maximum noise levels ranging from 75 dBA to 85 dBA L_{max} at 50 feet. The proposed trash collection bin would be located approximately 195 feet from the nearest off-site residential land use. Because of distance attenuation, maximum noise levels from these activities would range up to 73 dBA L_{max} at this nearest residential property line. These noise levels are below existing maximum noise levels that were documented by the ambient noise measurements taken on the project site. In addition, according to Section 7.35.020 of the Municipal Code, trash collection activities operated by approved city agencies are exempt from the noise performance standards of the Municipal Code. Therefore, project-related trash collection activities would not result in exposure of persons to noise levels in excess of existing noise levels nor result in noise levels that would exceed established standards.

At the time of preparation of this analysis, details were not available pertaining to proposed rooftop mechanical ventilation systems for the project. Therefore, a reference noise level for typical rooftop mechanical ventilation systems was used. Noise levels from typical rooftop mechanical ventilation equipment are anticipated to range up to approximately 60 dBA L_{eq} at a distance of 25 feet. Rooftop mechanical ventilation systems could be located as close as 35 feet from the nearest off-site sensitive receptor. In addition, the roof parapet would block the line of sight from all rooftop equipment to off-site receptors, providing a minimum of 6 dBA in shielding reduction. Therefore, noise generated by rooftop mechanical ventilation equipment would attenuate to less than approximately 51 dBA L_{eq} at the nearest off-site residential receptor. These noise levels are above the City's exterior nighttime noise performance thresholds of 45 dBA for such uses. However, according to City policy, in the event the ambient noise level exceeds the nighttime noise limit categories, the cumulative period applicable to said category shall be increased to reflect the ambient noise level. The existing measured nighttime average noise level in the project vicinity is documented through the long-term ambient noise measurement to be 51.5 dBA L_{eq} . Therefore, rooftop mechanical ventilation equipment operational noise levels, as measured at the nearest off-site sensitive receptor, would not exceed existing ambient noise levels. Stationary operational noise levels would result in a less than significant impact.

On-Site Traffic Noise Impacts

A significant impact would occur if the project would be exposed to transportation noise levels in excess of the City's "normally acceptable" land use compatibility standard of 60 dBA CNEL. The exterior noise level standard applies at outdoor activity areas for multi-family land uses. The proposed outdoor active use areas of the project would be located within the enclosed interior courtyard. Because of distance attenuation and the additional shielding that the two-story structure would provide, noise levels from traffic on surrounding roadways would be reduced at this location by a minimum of 12 dBA compared with levels experienced at the nearest façades of the proposed project. Thus, noise from traffic on surrounding roadways would be below 47.4 dBA CNEL at the outdoor active use area of the project. This is well below the City's "normally acceptable" land use compatibility standard of 60 dBA CNEL.

A significant impact would also occur if the project would be exposed to noise that would result in an exceedance of the interior noise exposure standard of 45 dBA CNEL for the proposed land use.

According to the City's policies, the interior noise level standard is typically satisfied with windows in the closed position and the supply of mechanical ventilation that conforms to Uniform Building Code (UBC) requirements.

Based on the EPA's Protective Noise Levels (EPA 550/9-79-100, November 1978), with a combination of walls, doors, and windows, standard construction for northern California residential buildings would provide approximately 25 dBA in exterior to interior noise reduction with windows closed and approximately 15 dBA with windows open. Based on the existing measured ambient noise levels on the project site, even with windows open the interior living spaces for the proposed residential land uses would be expected to meet the interior noise standard of 45 dBA CNEL (59.5 dBA - 15 dBA = 44.5 dBA). However, the project would include mechanical ventilation that conforms to the UBC requirements for multi-family dwellings that would permit windows to remain closed for prolonged periods of time. Therefore, resulting interior noise levels would be expected to be well below the interior noise standard of 45 dBA CNEL (59.5 dBA - 25 dBA = 34.5 dBA).

Therefore, traffic noise impacts to the proposed project would not exceed the City's land use compatibility or the applicable interior noise standards for the proposed noise-sensitive land uses. Thus, traffic noise impacts to the proposed project would be considered less than significant and no mitigation would be required.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less than significant with mitigation incorporated.

Short-term Construction Vibration Impacts

Groundborne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. Vibrating objects in contact with the ground radiate vibration waves through various soil and rock strata to the foundations of nearby buildings.

In extreme cases, excessive groundborne vibration has the potential to cause structural damage to buildings. Common sources of groundborne vibration include construction activities such as blasting, pile driving, and operating heavy earthmoving equipment. Construction vibration impacts on building structures are generally assessed in terms of peak particle velocity (PPV). For purposes of this analysis, project related impacts are expressed in terms of PPV. Typical vibration source levels from construction equipment are shown in Table 2 of the Noise Impact Analysis report (Appendix F).

Propagation of vibration through soil can be calculated using the vibration reference equation of

$$PPV = PPV_{ref} * (25/D)^n \text{ (in/sec)}$$

Where:

PPV = reference measurement at 25 feet from vibration source
D = distance from equipment to property line
n = vibration attenuation rate through ground

According to Chapter 12 of the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment manual (2006), an “n” value of 1.5 is recommended to calculate vibration propagation through typical soil conditions.

The FTA has established industry accepted standards for vibration impact criteria and impact assessment. These guidelines are published in its Transit Noise and Vibration Impact Assessment document (FTA 2006).

Of the variety of equipment used during construction, the vibratory rollers that are anticipated to be used in the site preparation phase of construction would produce the greatest groundborne vibration levels. Impact equipment such as pile drivers is not expected to be used during construction of this project. Large vibratory rollers produce groundborne vibration levels ranging up to 0.210 inch per second (in/sec) peak particle velocity (PPV) at 25 feet from the operating equipment.

The nearest off-site receptor are residences located immediately north of the project site, approximately 25 feet from the nearest construction footprint where heavy construction equipment would potentially operate. At this distance, groundborne vibration levels could range up to 0.210 PPV from operation of a large vibratory roller. This is in excess of the industry standard construction vibration damage criteria of 0.2 PPV for this type of structure, a building of non-engineered timber and masonry construction. Therefore, mitigation must be incorporated to reduce potential construction-related groundborne vibration impacts to less than significant. Restricting the operation of any construction equipment that is powered by a greater than 150-horsepower engine from operating within 25 feet of the northern project property line would reduce construction vibration impacts to less than significant (refer to MM NOI-2 below)

Upon completion of construction, the project would not include any permanent sources of groundborne vibrations. As such, implementation of the proposed project would not expose persons within the project vicinity to excessive groundborne vibration levels. Therefore, project-related groundborne vibration impacts would be considered less than significant.

Mitigation Measures

MM NOI-2 The project applicant shall require that all construction contractors restrict the operation of any construction equipment that is powered by a greater than a 150-horsepower engine from operating within 25 feet of the northern project property line.

Implementation of the project would not include any permanent sources that would expose persons in the project vicinity to groundborne vibration levels that could be perceptible without instruments at any existing sensitive land use in the project vicinity. In addition, there are no existing significant permanent sources of groundborne vibration in the project vicinity to which the proposed project would be exposed. Therefore, project operational groundborne vibration level impacts would be considered less than significant.

c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less than significant impact. As noted in the characteristics of noise discussion, audible increases in noise levels generally refer to a change of 3 dBA or more, as this level has been found to be barely perceptible to the human ear in outdoor environments. A change of 5 dBA is considered to be the minimum change considered readily perceptible to the human ear in outdoor environments. Therefore, for purposes of this analysis, an increase of 5 dBA or greater would be considered a substantial permanent increase in ambient noise levels. Another characteristic of noise is that a doubling of sound sources with equal strength is required to result in even a perceptible increase (defined to be a 3 dBA or greater increase) in noise level.

Implementation of the project would not result in a doubling of traffic volumes along any roadway segment in the project vicinity. The proposed project is expected to generate fewer daily trips than the current school/day camp land use. Thus, implementation of the project is not expected to result in even a perceptible increase (defined to be a 3 dBA or greater increase) in traffic noise levels on local roadways in the project vicinity. Therefore, project-related traffic noise impacts on off-site receptors would be less than significant.

Other potential mobile noise sources that could influence the project vicinity are potential emergency ambulance visits. It should be noted that there is nothing particular about the proposed land use that would specifically generate emergency ambulance visits above that of the existing neighboring residential community. Moreover, the City noted in the Riverside Community Hospital Specific Plan Expansion Project EIR, which is considered to be a more intensive use from the standpoint of emergency related trips, there is no way to predict medical emergencies that require visits of emergency vehicles that create a source of noise at the site. However, occasional ambulance visits could occur with implementation of the project, which would include emergency and non-emergency transport (no sirens). That said, typical ambulance emergency sirens can produce noise levels ranging from 80 dBA to 90 dBA L_{max} at a distance of 100 feet. However, although there would be occasional high single-event noise levels from emergency vehicle sirens would not occur for more than a few minutes within any hour. In addition, according to Section 7.10.185 and Section 7.35.020 of the Municipal Code, warning devices on authorized emergency vehicles and the emission of sound for the purpose of alerting persons to the existence of an emergency or in the performance of emergency work, are exempt from the noise performance standards of the Municipal Code. Therefore, project-related emergency ambulance siren noise would not result in a perceptible increase above existing ambient noise levels nor result in noise levels that would exceed established standards.

Additionally, as shown in the impact discussion in Impact 12a), the proposed project would not include any stationary noise sources that would result in permanent increases in ambient noise levels in the project vicinity above levels existing without the project. Therefore, potential permanent operational noise increase impacts resulting from implementation of the proposed project would be less than significant.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less than significant with mitigation incorporated. Implementation of the project would result in short-term increases in ambient noise levels that are due to demolition and construction activities. Construction noise impacts were analyzed in the discussion in Impact 12a). Project-related construction activities could result in high intermittent noise levels of up to approximately 94 dBA L_{eq} at the closest noise-sensitive land uses. Although there would be a relatively high single-event noise exposure potential causing intermittent noise nuisance, the effect on hourly or daily ambient noise levels would be small. Compliance with the City's permissible hours of construction and implementation of MM NOI-1 requiring standard construction noise reduction measures (including required use of approved mufflers on equipment) would reduce short-term construction impacts on sensitive receptors in the project vicinity to a less than significant level.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Less than significant impact. The project site is not located within a public or private use airport land use plan (City of Riverside 2012). However, the project site is located within the March Air Reserve Base/March Inland Port Comprehensive Land Use Plan. The March Air Reserve Base is a military airport located approximately 5 miles from the site. The project is located within Zone D, "Flight Corridor Buffer" and Zone E, "Other Airport Environs Area" of the Airport's Land Use Compatibility Plan. This designation indicates low noise impacts, and a low risk level (RCALUC 2014). Thus, impacts associated with airport noise associated with this airport would be remote.

The closest public airports to the project site are the Riverside Municipal Airport and Flabob Airport, located approximately 5.08 miles west and 4.12 miles northwest, respectively. The airports are more than two miles from the project site. Therefore, the project would not expose people residing or working in the project area to excessive noise levels.

- 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?**

No impact. There are no private airstrips within the project vicinity, precluding related impacts. No impacts would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Population and Housing <i>Would the project:</i>				
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"/>
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"/>
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"/>

Environmental Evaluation

Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than significant impact. A temporary labor force would be required to construct the proposed project. The short-term nature of this temporary construction workforce would not induce substantial population growth. Additionally, the project would provide housing for approximately 100 people (85 units with 100 to 105 beds), and a permanent labor force equivalent to 30 full-time employees would be needed to operate the proposed project. With the addition of 100 persons, the potential population growth would be nominal, representing an increase of less than four-tenths of one percent (less than 0.04%) over the City's existing 2014–2015 population of 317,307 persons (City of Riverside Office of Economic Development 2015). Additionally, because of the nature of assisted living facilities, the majority of residents would likely be located within the City. It is also anticipated that the 30 full-time employees needed to serve the project on a long-term basis would be existing Riverside-area residents, and would not be required to relocate from other areas. Therefore, impacts associated with population growth would be less than significant.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No impact. The project site does not currently contain any housing. The project would establish 85 units of housing that would help to meet the City's need for additional senior housing. Therefore, the project would not displace housing on-site. No impacts would occur.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No impact. As addressed in Impact 13b), there are no existing residential buildings or individuals living on-site. Additionally, the project would provide additional housing for senior citizens requiring assisted living services. Therefore, no impacts would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Public Services <i>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:</i>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Evaluation

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

Less than significant impact. Fire protection services for the project site are provided by the City of Riverside Fire Department. The nearest fire station to the project site is Canyon Crest Fire Station 14, which is located approximately 1.78 miles to the north. The City of Riverside Fire Department has six divisions: Administration, Fire Prevention, Operations, Special Services, Urban Search, and Rescue and Training. The City's Fire Department Operations Division responds to more than 25,000 calls for service annually with an average response time for service calls of 6 minutes. According to the City of Riverside's General Plan, the project site is not within a fire hazard area. Overall, the proposed Project would not adversely impact fire protection services, response times, or personnel and facility requirements. Therefore, impacts would be less than significant.

b) Police protection?

Less than significant impact. Collectively, police protection services are provided by the Riverside Police Department (RPD). The RPD divides the City into 133 Reporting Districts, grouped into four neighborhood-policing centers. The project site is within the East portion of the neighborhood-policing center. Police service for the project would be provided by the UNET/UCR portion station. Overall, the project would not include elements that substantially increase the need for law enforcement services, response times, or personnel and facility requirements. The RPD currently

employs 367 sworn officers and 144 civilian personnel. The project will redevelop a currently underutilized lot with an assisted living facility that will be well lit and will have a continual presence of staff members 24 hours per day, and a steady presence of residents and visitors during daytime hours, thereby likely reducing the potential for loitering, vandalism or vagrancy that may occur presently. As previously discussed, project development would not significantly increase population, and thus, would not impact law enforcement staffing. Therefore, impacts would be less than significant.

c) **Schools?**

No impact. The project would establish assisted living and memory care facilities for senior citizens. As such, future residents would typically not be of school age or have children living with them. Therefore, the proposed project would not contribute to a substantial increase in the school-aged child population, necessitating either construction or expansion of local school district facilities. Thus, no impacts would occur.

d) **Parks?**

Less than significant impact. The proposed project would not contribute to a substantial increase in the overall population, necessitating either construction or expansion of a parks facility. The closest two parks to the project site are Swanson Park (approximately 0.03 mile from the site) and Andulka Park (City of Riverside 2012). The total amount of parkland for the City is approximately 37.82 acres, thereby accommodating the minimal needs of the senior population of the project. Therefore, impacts would be less than significant.

e) **Other public facilities?**

Less than significant impact. The proposed project would not contribute to a substantial increase in the overall population, necessitating either construction or expansion of a hospital, community-based clinic, or other health services facility or program. Additionally, as an assisted living facility, many of the resident's medical needs would be met through on-site services.

With regard to libraries, the American Library Association recommends of 0.5 square foot of library space and 2.5 volumes per capita (Riverside County 2014). As previously discussed, the proposed project is not anticipated to create a substantial increase in population within the project area. The nominal amount of demand created by the project generated employees would be adequately served by the County of Riverside Library System's 32 libraries, two bookmobiles, and library catalog of 1.3 million items. Furthermore, a library for future residents would be provided on-site.

Impacts would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With 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"/>
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"/>

Environmental Evaluation

- 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?

Less than significant impact. As discussed above in Section 14.d, the proposed project would not result in a substantial increase in the overall population, necessitating either construction or expansion of a parks or recreational facilities. The closest parks to the project site are Swanson Park (0.03 mile from the project) and Andulka Park (1.1 miles north of the project) (City of Riverside 2012). According to Riverside County Parks, the closest regional park is Highgrove Park. Highgrove Park is approximately 5.25 miles from the project site. Because of the nature of the project and the existing facilities available to future residents, the proposed project would not result in a substantial increase in the use of existing neighborhood and regional parks. Therefore, impacts to the use of existing neighborhood and regional parks would be less than significant.

- 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?

Less than significant impact. The proposed project would include courtyards and other outdoor areas for the exclusive use of future residents and their pets. All of the proposed facilities would be included within the project development footprint and have been sufficiently analyzed within this IS-MND. Thus, the project's minimal recreational facilities would not have an adverse physical effect on the environment, and impacts would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Transportation/Traffic <i>Would the project:</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Evaluation

Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Less than significant impact. Compared with other residential land-uses, senior developments generate significantly less traffic on a per-unit basis. Although some residents of assisted living

facilities continue to drive, many do not. A shuttle service would be provided to residents to provide transportation to appointments and other outings, thereby further reducing the reliance on private vehicles.

To calculate the trip generation for the proposed project, the Institute for Transportation Engineers (ITE) Trip Generation Manual, 9th Edition was used. The applicable land use code for the project is "Congregate Care Facility-253." Based on this type of land use, the project would be expected to generate 2.15 trips per unit, for a total of 183 daily trips. Of these, it is conservatively estimated that 15 trips would occur during both the AM and PM peak hours. The project would operate 24 hours a day, 7 days a week, utilizing various shifts of approximately four to five employees (at night) and up to 30 staff members during the daytime. Depending on staff schedules and shift changes, it is anticipated that many of these trips would occur outside of peak traffic periods.

The City of Riverside specifically exempts certain projects from completing a Traffic Impact Analysis. These projects include congregate care facilities such as the project that contain significant special services, such as medical facilities, dining facilities, recreation facilities and support retail facilities; and any project which can demonstrate, based on the Trip Generation Manual published by the ITE or other approved trip generation data, during the peak hours on the roadway, trip generation of less than 50 vehicle trips. The project meets both of these criteria and therefore is not required to prepare a detailed Traffic Impact Analysis (City of Riverside Traffic Impact Analysis Preparation Guide, Appendix A, December 2014).

The trips generated by the project would not be of a significant enough volume to cause a degradation of the LOS standards that are contained in Exhibit F of the City's Traffic Impact Analysis Preparation Guide. Therefore, the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, and impacts would be less than significant.

- 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?**

Less than significant impact. As discussed under Impact 16a) above, the project is anticipated to generate a total of 183 daily trips, with approximately 15 trips occurring during the AM and Peak periods. Because of the nature of the project (a congregate care facility that will provide a range of services to residents, thereby reducing the need to travel off-premises), and because the project would generate fewer than 50 peak-hour vehicle trips, no further traffic impact analysis is warranted. The project will also provide a shuttle service to residents for transportation to medical appointments and other outings, thereby reducing the reliance on private vehicles. The project would not result in the significant addition of traffic on any designated roads or highways that would conflict with a congestion management program, and impacts would be less than significant.

- 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?**

No impact. As previously discussed in both the Hazards and Noise sections of the Initial Study, the project is located within the airport compatibility land use plan for the March Airforce Reserve Base. However, the site is not located within an area that is designated as potentially dangerous for residents or employees within the area. The project does not contain any features that could impact air traffic in any way. Thus no impacts would occur.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

No impact. The proposed project does not include the use of any incompatible vehicles or equipment on-site, such as farm equipment. The project would not provide any roadway improvements that could substantially increase hazards due to a design feature. The project is in-keeping with the surrounding residential uses, and no impacts would occur.

- e) **Result in inadequate emergency access?**

Less than significant impact. The project would provide adequate access for fire protection and police protection vehicles in the case of emergency. The site would provide access via two entry/exit driveways on Glenhaven Avenue, and there are areas suitable for fire truck access and turnaround. As part of project approval, the City of Riverside Fire Department would review the site for adequate emergency access and provide additional requirements if warranted. Thus, impacts would be less than significant.

- f) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

Less than significant impact. The proposed project would not alter any existing bicycle, public transit, or pedestrian facilities, and would not substantially induce the increase use of such infrastructure. The proposed project would provide shuttle services for residents, since the vast majority of them no longer drive. Thus, the project would not have a significant impact on adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities; nor would the project decrease the performance or safety of such facilities.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Utilities and Service Systems <i>Would the project:</i>				
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"/>
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"/>
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"/>
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"/>
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"/>
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"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Evaluation

Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less than significant impact. The City of Riverside receives wastewater treatment from the Riverside Regional Water Quality Control Plant (RWQCP), which is operated by the City of Riverside. The RWQCP is a tertiary wastewater treatment plant. Although the RWQCP is permitted to treat up to 40 million gallons per day (mgd) of wastewater, the facility currently receives closer to 33 mgd, equating to approximately 7 mgd of surplus treatment capacity (City of Riverside 2008).

The proposed project consists of 85 living units, each containing approximately 100 to 105 residents or beds at full occupancy. Beyond the 85 units proposed, the project would also include amenities such as private and formal dining rooms, a café, entertainment and activity rooms, a beauty salon, a library, an outside courtyard, and more. There would be an in-house fitness center and a private surround-sound theater. Wastewater generated from the project site would mainly consist of wastewater effluent from typical residential apartment units. According to Exhibit M.2-12 on the Los Angeles CEQA Thresholds Guide, a one-bedroom apartment is estimated to have a sewage flow of 120 gallons per day per unit (gpd/unit). Since the proposed project can have up to 105 residents, the total sewage flow is approximately 12,600 gpd. This wastewater production will represent only a nominal percentage of the 40 mgd of permitted wastewater treatment capacity, especially when considering that the Water Reclamation Plant (WRP) currently has approximately 7 mgd of surplus treatment capacity, and will not cause the WRP to exceed its permitted capacity. Therefore, impacts associated with wastewater treatment requirement would be less than significant.

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?

Less than significant impact. As previously discussed in Impact 9b), the project would rely on the City's existing, available water supplies. The proposed project would connect to the City's water facilities, similar to the existing residential uses nearby. The project would have an estimated water demand of approximately 144 GPCD⁴ resulting in a total water use of 15,120 GPCD.

This estimate is based on an extremely conservative calculation based on maximum occupancy of 105 beds. This conservative, estimated water demand of 15,120 would be equivalent to 16.7 afy. Therefore, as shown in Table 3, the project's water usage would represent only a nominal percentage of projected surplus (projected supply minus project demand) for the multiple dry year scenarios (conservative). Thus, the project would not require the construction of new or expanded water facilities, and impacts would be less than significant.

Wastewater Treatment Facilities

Less than significant impact. As stated in the previous question, the proposed project consists of 85 living units, each containing approximately 100 to 105 residents or beds at full occupancy. Beyond the 85 units proposed, the project would also include amenities such as private and formal dining rooms, a café, entertainment and activity rooms, beauty salon, library, outside courtyard and more. There would be an in-house fitness center, and a private surround-sound theater. Wastewater generated from the project site would mainly consist of wastewater effluent from typical residential apartment units. According to Exhibit M.2-12 on the Los Angeles CEQA Thresholds Guide, a one-bedroom apartment is estimated to have a sewage flow of 120 gpd/unit. Since the proposed project can have up to 105 residents, the total sewage flow is approximately 12,600 gpd. This wastewater production will represent only a nominal percentage of the 40 mgd of permitted wastewater treatment capacity, especially when considering that the WRP currently has approximately 7 mgd of surplus treatment capacity, and will not cause the WRP to exceed its permitted capacity. Therefore, impacts associated with wastewater treatment requirement would be less than significant.

⁴ Water demand is typically understood to be approximately 120% of wastewater generation.

- 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?**

Less than significant impact. As previously discussed in Impact 9a), the State of California is authorized to administer various aspects of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. The General Construction permit requires developments of one-acre or more to reduce or eliminate non-stormwater discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). Since the project site is less than 1 acre (0.9-acre) in area, a SWPPP will not be required. However, in order to minimize pollutants of concern in stormwater discharges from the project site during operation of the project, site design BMPs and source control BMPs will be included as part of the project. These BMPs have demonstrated through years of field testing and field use to reduce runoff impacts to less than significant levels. The inclusion of BMPs, as well as the provision of other stormwater BMPs would mitigate the impacts associated with stormwater runoff to levels deemed acceptable by both the Santa Ana RWQCB and the City of Riverside. Therefore, impacts associated with new or expanded stormwater drainage facilities would be less than significant.

- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

Less than significant impact. The project would utilize existing entitlements and resources to provide water to the site. As previously discussed in Impact 9b) the project would rely on the City's existing, available water supplies. The proposed project would connect to the City's water facilities, similar to the existing recreational uses on-site. The project would have an estimated water demand of approximately 144 GPCD⁵ resulting in a total water use of 15,120 GPCD.

This estimate is based on an extremely conservative calculation based on maximum occupancy of 105 beds. This conservative, estimated water demand of 15,120 would be equivalent to 16.70 afy. Therefore, as shown in Table 3, the project's water usage would represent only a nominal percentage of projected surplus (projected supply minus project demand) for the multiple dry year scenarios (conservative). The projected water supplies discussed and demands in Impact 9b) are based on the assumption of existing facilities, capacities, and entitlements, and do not take into account new or expanded facilities, capacities, and entitlements.

The project will include a water-efficient drip irrigation system utilizing automatic irrigation systems designed to prevent overspray and runoff; rain sensing devices capable of automatic system shut down; and irrigation circuits that are based upon plant type and water requirements and further separated based upon variations in solar exposure. Irrigation system will be designed to have an estimated total water use less than the calculated maximum applied water allowance for the project's landscape. Additionally, irrigation systems would be adjusted seasonally and have watering hours limited to between 10 p.m. and 6 a.m. in order to prevent water loss due to evaporation. Therefore, impacts associated with water supplies would be less than significant

⁵ Water demand is typically understood to be approximately 120% of wastewater generation.

- 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?**

Less than significant impact. The proposed project consists of 85 living units, each containing one bedroom and one bathroom. Beyond the 85 units proposed, the project would also include amenities such as private and formal dining rooms, a café, entertainment and activity rooms, a beauty salon, a library, an outside courtyard, and more. Wastewater generated from the project site would mainly consist of wastewater effluent from typical residential apartment units. As previously discussed in Impact 17b), this wastewater production will represent only a nominal percentage of the 40 mgd of permitted wastewater treatment capacity, especially when considering that the WRP currently has approximately 7 mgd of surplus treatment capacity, and will not cause the WRP to exceed its permitted capacity. Therefore, impacts associated with wastewater treatment capacity would be less than significant.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Less than significant impact. Solid waste produced in the City of Riverside is collected and transported to the County of Riverside's 428-acre Badlands Sanitary Landfill, located in Moreno Valley, just southeast of the project site. The Badlands Sanitary landfill has acres permitted for disposal, a permitted daily throughput of 4,000 tons, and a remaining total capacity of 7.9 million tons. Solid waste generation rates published by the California Department of Resources Recycling and Recovery (CalRecycle) states that institutional uses, such as the proposed project, can produce five pounds of refuse per person per day (CalRecycle 2013). Based upon this solid waste generation rate and the proposed project's 85 living units, the project will produce approximately 425 pounds of refuse per day. This solid waste production will represent only a nominal percentage (roughly 0.00005 percent) of the Badlands Sanitary Landfill's daily permitted capacity.

In addition, construction demolition solid waste would comply with the 2013 California Green Building Code Standards (CALGreen). Thus, the project applicant would comply with the CALGreen standards that pertain the construction and demolition debris recycling. Adherence to CALGreen standards for the diversion of construction and operational waste would further reduce impacts relating to solid waste disposal needs. Impacts are less than significant.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

Less than significant impact. All collection, transportation, and disposal of any solid waste generated by the proposed project will comply with provisions stated in the 2013 CalGreen Building Code, as well as all applicable federal, state, and local statutes and regulations. Solid waste produced in the City of Riverside is collected and transported by City of Riverside or Burrtec Service, which is permitted and licensed to collect and transport solid waste in the City of Riverside. Once collected, solid waste is transported to the County of Riverside's Badlands Sanitary Landfill, which has 4,000 tons permitted for disposal. All of the City of Riverside's, Burrtec Service's and the

County's facilities and operations are periodically inspected by regional and state agencies for compliance with all applicable statutes and regulations.

Furthermore, consistent with provisions stated in the 2013 CalGreen Building Code, any hazardous materials collected on the project site during either construction or operation of the project would be transported and disposed of by a permitted and licensed hazardous materials service provider at a facility permitted to accept such hazardous materials. Therefore, impacts associated with solid waste statutes and regulations would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Evaluation

- 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 endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Less than significant with mitigation incorporated. The proposed project would demolish existing uses and establish an Assisted Living Facility. As described above, the proposed project would result in several potentially significant project-level impacts including biological resources and cultural resources. The project site does not contain any known historical resources, and does not support habitat for any special-status animals or plant communities. Furthermore, the site does not contain riparian habitat. However, development of the proposed project would require ground disturbance, which would have the potential to uncover cultural resources. In addition, construction of the proposed project would result in the disturbance of habitat that could be potentially utilized by burrowing owl.

However, mitigation measures have been developed that would reduce these impacts to less than significant levels. The project area is surrounded by a mix of residential uses and roadways, and would not threaten or eliminate plant or animal communities. No important examples of major periods of California history or prehistory are located on the project site. Impacts would be less than significant with the implementation of mitigation.

- 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)?**

Less than significant with mitigation incorporated. The project would contribute minimally to cumulative development impacts within the region, similar to other future developments. The project would create several potentially significant impacts relating to biological and cultural resources, hazards, noise, land use, and air quality. However, the project would adequately mitigate any potential impacts to less than significant levels, thereby reducing the project’s cumulative impacts. Therefore, cumulative impacts would be less than significant.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

Less than significant with mitigation incorporated. The proposed project would result in several potentially significant project-level impacts. However, mitigation measures have been identified that would reduce these impacts to less than significant. The proposed mitigation measures would reduce project noise and vibration during construction, and ensure any potentially hazardous materials such as asbestos containing and fill materials, are removed safely from the site. Mitigation would also reduce impacts from exposure to pollutant concentrations and air quality violations. Therefore, the project would not cause substantial adverse effects on human beings directly or indirectly. Impacts would be less than significant.

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Table 1: Oakmont Assisted Living Facility Mitigation Monitoring and Reporting Program

Mitigation Measures		Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
3.	Air Quality					
MM AIR-1: To mitigate for potential adverse impacts resulting from construction activities, development projects must abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include: <ul style="list-style-type: none"> • Develop a construction traffic management program that includes, but is not limited to, rerouting construction-related traffic off of congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from the site; • Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads; • Wash off trucks and other equipment leaving the site; • Replace ground cover in disturbed areas immediately after construction; • Keep disturbed/loose soil moist at all times; • Suspend all grading activities when wind speeds exceed 25 miles per hour; • Enforce a 15-mile-per-hour speed limit on unpaved portions of the construction site. 		Notes on construction plans. The City Department of Public Works shall inspect the worksite regularly to ensure the construction mitigation measures are implemented.	During construction activities.	City of Riverside		
MM AIR-2: To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or must provide evidence that electrical hook ups at construction sites are not cost effective or feasible.		The City Department of Public Works shall inspect the worksite regularly to ensure the construction mitigation measures are implemented.	During construction activities.	City of Riverside		

Table 1 (cont.): Oakmont Assisted Living Facility Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM AIR-3: To reduce construction-related particulate matter air quality impacts, the following measures shall be required: 1. The generation of dust shall be controlled as required by the AQMD; 2. Grading activities shall cease during periods of high winds (greater than 25 mph); 3. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and 4. The contractor shall prepare and maintain a traffic control plan that is prepared, stamped, and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.	Notes on construction plans and approval of traffic control plan.	Prior to issuance of grading permits.	City of Riverside		
4. Biological Resources					
MM BIO-1: A focused protocol survey for burrowing owl is required by the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) to confirm the presence or absence of this species within the survey area (Authority 2004: Section 6.3.2). The survey shall be conducted by a qualified biologist within the burrowing owl breeding season (February through August) and preferably within the most active period of the breeding season (April 15 to July 15), in accordance with MSHCP and CDFW survey requirements to avoid direct take of burrowing owl. The focused protocol burrowing owl survey shall be conducted during four separate site visits on four separate	Submittal of survey.	In accordance with MSHCP and CDFW survey requirements; prior to issuance of grading permits.	City of Riverside		

Table 1 (cont.): Oakmont Assisted Living Facility Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
days with weather conducive to observing owls outside of burrows, conducted from 2 hours before sunset to 1 hour after, or from 1 hour before sunrise to 2 hours after. Burrows and burrowing owl sign should be located and mapped during the first visit, and subsequent observations should be made from a distance using a spotting scope or binoculars, to minimize disturbance near occupied burrows. All observations of burrowing owl, occupied burrows, and burrows with burrowing owl sign shall be recorded and mapped.					
<p>MM BIO-2: If burrowing owl is determined to occupy the project site or immediate vicinity, the City of Riverside Planning Division shall be notified and avoidance measures shall be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the Migratory Bird Treaty Act, and the mitigation guidelines prepared by the California Department of Fish and Wildlife (CDFW 2012).</p> <p>The following measures are recommended in the CDFW 2012 guidelines to avoid impacts on an active burrow:</p> <ul style="list-style-type: none"> • No disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season. • No disturbance should occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season. <p>If necessary, passive or active relocation of burrowing owls shall be implemented by a qualified biologist outside of the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.</p>	Notes on construction plans; submittal of survey.	In accordance with MSHCP and CDFW survey requirements; prior to issuance of grading permits.	City of Riverside		

Table 1 (cont.): Oakmont Assisted Living Facility Mitigation Monitoring and Reporting Program

Mitigation Measures		Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
5. Cultural Resources						
<p>MM CUL-1: It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources. In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) forms, and evaluated for significance in terms of CEQA criteria.</p> <p>If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</p> <p>No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency, where they would be afforded long-term preservation to allow future scientific study.</p>		Notes on construction plans; site inspections; submittal of documentation (if applicable).	During ground disturbance activities.	City of Riverside		

Table 1 (cont.): Oakmont Assisted Living Facility Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM CUL-2: In the event a fossil is discovered during construction for the proposed project, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.	Notes on construction plans; site inspection; submittal of documentation (if applicable).	During ground disturbance activities.	City of Riverside		
MM CUL-3: In the event of an accidental discovery or recognition of any human remains, Public Resource Code (PRC) Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human	Notes on construction plans; site inspection; submittal of documentation (if applicable).	During construction activities.	City of Riverside; Riverside County Coroner		

Table 1 (cont.): Oakmont Assisted Living Facility Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>remains and any associated grave goods as provided in PRC Section 5097.98, or</p> <p>2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission; • The descendent identified fails to make a recommendation; or • The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner. 					
8. Hazards and Hazardous Materials					
<p>MM HAZ-1: In accordance with National Emission Standards for Hazardous Air Pollutants, the existing residences located on the project site shall be evaluated for the presence of asbestos-containing material (ACM), lead-based paints (LBP), of polychlorinated biphenyls (PCBs), prior to their demolition. The evaluation shall be conducted by a Cal/OSHA-certified ACM, PCB, and LBP contractor. Any ACM or lead identified as a result of the evaluation shall be removed by a Cal/OSHA certified ACBM, PCB, and lead-based paint contractor and be transported and disposed of off-site in accordance with regulatory requirements.</p>	<p>Notes on construction plans; site inspections, submittal of documentation.</p>	<p>Prior to issuance of demolition permit.</p>	<p>City of Riverside</p>		

Table 1 (cont.): Oakmont Assisted Living Facility Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM HAZ-2: Prior to construction, the applicant shall ensure that the existing fill material is removed from the site.	Notes on construction plans; site inspection, submittal of documentation.	Prior to the commencement of construction activities.	City of Riverside		
MM HAZ-2: During any ground-breaking activities, if soil or groundwater at the site is to be disturbed, proper procedures should be followed with respect to worker health and safety, and any affected soil or groundwater encountered should be properly managed and disposed in accordance with local and state regulations. In addition, the applicant will ensure that a qualified environmental professional oversee excavation activities of the undocumented backfill reported on the western and southwestern portions of the site to identify the need for alternative soil management or sampling and analysis.	Notes on construction plans, site inspection, submittal of documentation (if applicable).	During ground disturbance activities.	City of Riverside		
12. Noise					
MM NOI-1: Implementation of the following multi-part mitigation measure is required to reduce potential construction period noise impacts: <ul style="list-style-type: none"> The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. At all times during project grading and construction, the construction contractor shall ensure that stationary noise- 	Notes on construction plans; site inspection.	During construction.	City of Riverside		

Table 1 (cont.): Oakmont Assisted Living Facility Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.</p> <ul style="list-style-type: none"> The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site. All on-site demolition and construction activities, including deliveries and engine warm-up, shall be restricted to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday. No such activities shall be permitted on Sundays or federal holidays. 					
<p>MM NOI-2: The project applicant shall require that all construction contractors restrict the operation of any construction equipment that is powered by a greater than a 150-horsepower engine from operating within 25 feet of the northern project property line.</p>	Notes on construction plans; site inspection.	During construction.	City of Riverside		



Planning Cases

P15-0610 (Conditional Use Permit) &
P15-0611 (Design Review)

Community & Economic
Development Department

City Planning Commission

Item # 3

March 17, 2016

RiversideCa.gov

2012 AERIAL PHOTO



RiversideCa.gov

GENERAL PLAN



RiversideCa.gov

ZONING



RiversideCa.gov

SITE PHOTOS



RiversideCa.gov

SITE PLAN



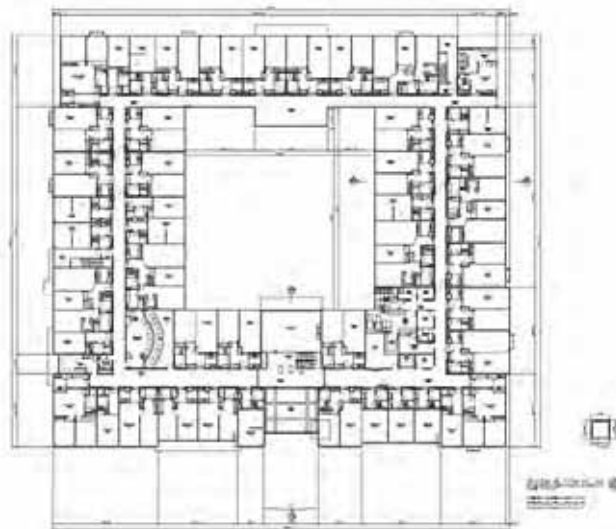
RiversideCa.gov

FIRST FLOOR PLAN



RiversideCa.gov

SECOND FLOOR PLAN



RiversideCa.gov

ELEVATIONS



RiversideCa.gov

CONCEPTUAL LANDSCAPE PLAN



RiversideCa.gov


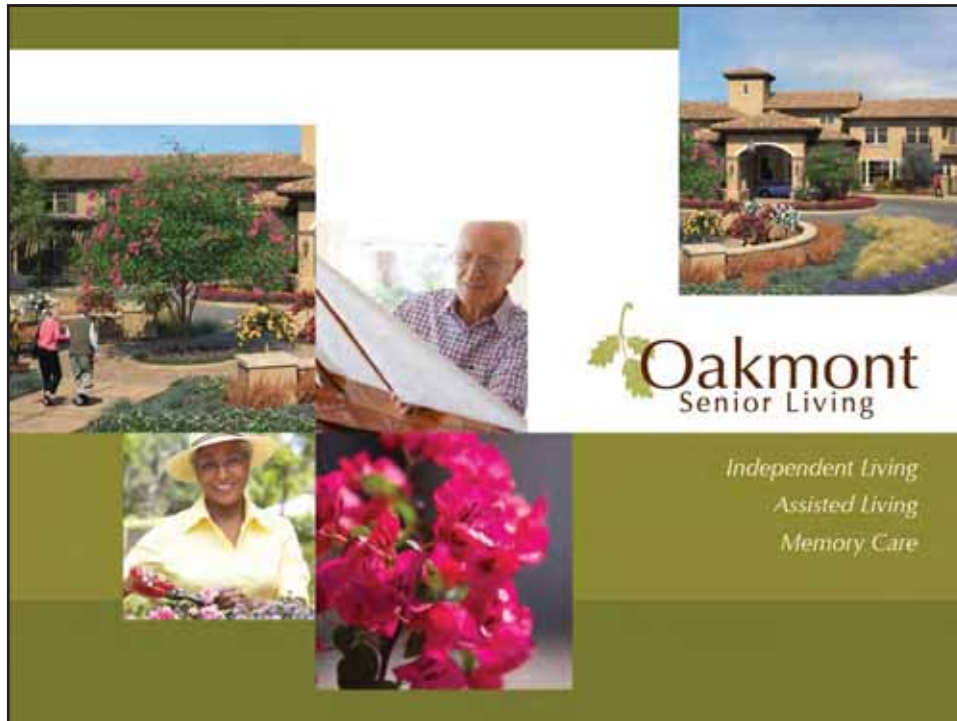
RECOMMENDATION

That the City Planning Commission:

1. **Recommend that City Council DETERMINE** that Planning Cases P15-0610 (Conditional Use Permit) and P15-0611 (Design Review) will not have a significant effect on the environment based on the findings set forth in the case record, and recommend the City Council ADOPT a Mitigation Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP); and
2. **Recommend that City Council APPROVE** Planning Cases P15-0610 (Conditional Use Permit) and P15-0611 (Design Review), based on the findings outlined in the staff report and subject to the recommended conditions.



RiversideCa.gov

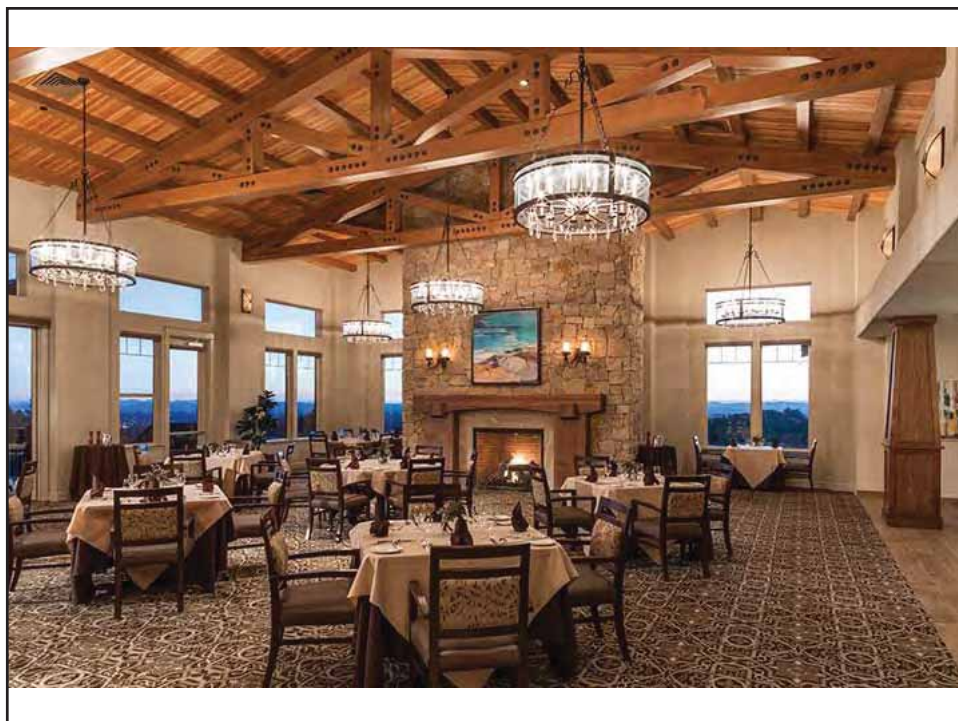


Oakmont Senior Living

Oakmont Senior Living

- Based in Windsor, CA (near Santa Rosa)
- Founded in 1989 by Bill and Cindy Gallaher
- Oakmont Management Co. founded in 2011
- Have developed 40+ senior living communities
- Currently manage 17 - all in California
- Closest communities -Upland, Palm Desert, Chino Hills, Brea, Whittier
- Associates- 1500












Amenities

- Restaurant Style Dining
- Private Family Dining Room
- Bistro
- Library
- Movie Theatre
- Fitness Center
- Salon and Day Spa
- Resident Gardens & Walking Paths
- Pet Park
- Activity and Craft Rooms
- Wellness Center



Services Provided

- Dining- 3 daily meals + beverages & snacks
- Housekeeping, Laundry, Linens
- Chauffeured Transportation
- 24 hour Emergency Response
- Wellness and Personal Care, Medication Management
- Utilities Included
- Exercise Programs
- Musical Performances, Lectures
- Full Social and Activity calendar
- Religious Services



Demographics surrounding site

- Age 75+
 - 1 mile radius: 812
 - 3 mile radius: 4,803
 - 5 mile radius: 9,603
- Age 45-64
 - 1 mile radius: 2,715
 - 3 mile radius: 23,874
 - 5 mile radius: 53,690

CU-012-990

RESOLUTION NO. 19587

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
RIVERSIDE, CALIFORNIA, RENDERING ITS DECISION
GRANTING A CONDITIONAL USE PERMIT.

WHEREAS on September 23, 1999, the Planning Commission of the City of
Riverside conducted a public hearing in the matter of the application of Marriott Senior Living
Services, in Zoning Case CU-012-990 for a conditional use permit to establish an approximately
55,000 square foot senior citizens assisted living project with 86 beds on approximately 5.3 acres
developed with the Riverside Swim and Tennis Club at 5695 Glenhaven Avenue, situated at the
northwesterly corner of Glenhaven Avenue and Alessandro Boulevard in the R-1-125-Single Family
Residential Zone.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside
that it be and is hereby found and determined from the facts and conditions shown by the evidence
at the public hearing and by the investigation of the City Council that the proposed use is
substantially compatible with other existing and proposed uses in the area, including factors relating
to the nature of its location, operation, building design, site design, traffic characteristics and
environmental impacts; the proposed use will not be materially detrimental to the health, safety and
general welfare of the public or otherwise injurious to the environment or to the property or
improvements within the area; and the proposed use will be consistent with the purposes of Title 19
of the Riverside Municipal Code.

13 BE IT FURTHER RESOLVED that the City Council of the City of Riverside
14 approved Conditional Use Permit CU-012-990 based upon the following findings: That the project
15 is compatible with the surrounding neighborhood from a land use standpoint, including related
16 factors such as noise, traffic and intensity of use.

17 ADOPTED by the City Council and signed by the Mayor and attested by the City
18 Clerk this 2nd day of November, 1999.

19
20 
21 Mayor of the City of Riverside

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that
the foregoing resolution was duly and regularly introduced and adopted at a meeting of the City
Council of said City at its meeting held on the 2nd day of November, 1999, by the
following vote, to wit:

Ayes: Councilmembers Beaty, Moore, Defenbaugh, Kane, Clifford,
Thompson and Pearson.

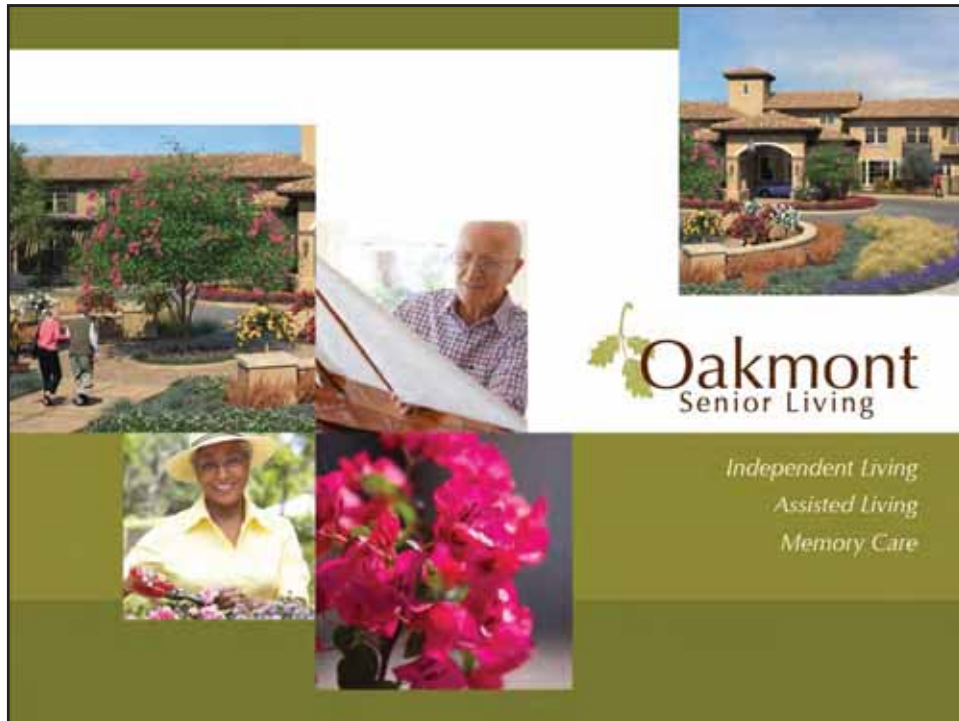
Noes: None.

Absent: None.









Alzheimer's | GREATER LOS ANGELES

March 7, 2016

Ms. Candice Assadzadeh, Assistant Planner
City of Riverside
Community Development – Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Dear Ms. Assadzadeh,

It has come to our attention that Oakmont Senior Living is submitting an application to develop an 85 unit assisted living and memory care community in the City of Riverside at the northwest corner of Alessandro Blvd. and Glenhaven Ave. This facility will include a Memory Care Unit for people with Alzheimer's disease. Given the growing number of people being diagnosed with Alzheimer's or a related dementia, and the dearth of resources available, the need for long term care housing is great. We recognize this need and support this and others who do similar good work to fulfill this gap.

Sincerely,



Cathy Ladd,
Vice President, Programs

...also serving San Bernardino and Riverside Counties

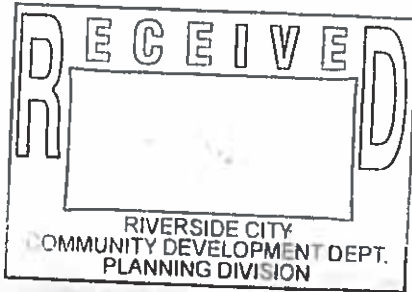
alzgl.org
844.HELP.ALZ
(844-435-7259)
TAX ID #95-3718119

Los Angeles | HQ 4221 WILSHIRE BLVD, STE 400 | LOS ANGELES, CA 90010 | 323.938.3379 *p*
East Los Angeles 133 NORTH SUNOL DR, STE 237 | LOS ANGELES, CA 90063 | 323.881.0574 *p*
Inland Empire & Riverside 9213 ARCHIBALD AVE | RANCHO CUCAMONGA, CA 91730 | 909.944.9680 *p*
San Fernando & Santa Clarita Valleys 21515 VANOWEN ST, STE 120 | CANOGA PARK, CA 91303 | 818.830.8590 *p*





Robert I Krieger
5668 Glenhaven Ave.
Riverside, CA 92506-3580



City of Riverside
Planning Division
Attn: Candice Assadzadeh – P15-0610 & P15-0611
3900 Main Street
Riverside, CA 92522

Response to Public Notice

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

Please note that public comment for this project closes at the Public Meeting on March 17, 2016.

Please enter any comments you may have about this proposal below: (Please print or type all information)

COMMENTS:

The land is ideally suited to a Rest Home and Short term hospital. It will enhance the value of properties and provide a wholesome worksite for CNAs and RNs.

Contact Phone Number (Optional):

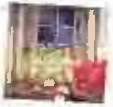
Bob Krieger

951 827 5743724

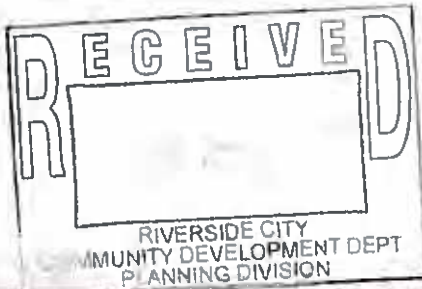
Contact Email (Optional):

bobkrieger@ucr.edu

04 MAR 2016 PM 4 L



Karn Griffen
Suzanne Griffen
5738 Glenhaven Ct
Riverside, CA 92506-3577



City of Riverside
Planning Division
Attn: Candice Assadzadeh - P15-0610 & P15-0611
3900 Main Street
Riverside, CA 92522

Response to Public Notice

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: In regard to the proposed "senior living" at 5695 Glenhaven Avenue
we wish to go on record in opposition.

We have lived on Glenhaven Ct for eighteen years and enjoyed the
neighborhood's single family, single story zoning. To change this would be
changing to our living environment.

As a retired Presbyterian Clergyman I have had opportunity to visit
dozens of such institutions throughout San Diego, Los Angeles and Riverside
Counties. There is definitely a commercial aspect to their operation. Also, such
enterprises fail to provide adequate parking for their residents, employees,
service personnel and visitors. Our little cul-de-sac would be the obvious
overflow parking of choice for the proposed establishment.

In addition, the complex of Alessandro, Glenhaven, Glenhaven Ct
and Benedict coupled with the entrance to 5695 Glenhaven is already
a traffic safety concern. In our eighteen years of residence here there
have been two fatalities. To add the flow of daily commercial traffic
etc to this already "tricky" complex would be unwise.

Contact Phone Number (Optional): 951-779-9825

Contact Email (Optional): tigerkarn@earthlink.net

Karn W. Griffen

Suzanne Sybil-Griffen

Assadzadeh, Candice

From: Parks, Mary <MParks@riversidedpss.org>
Sent: Tuesday, March 08, 2016 12:48 PM
To: msoubirous@riversdieca.gov
Cc: Assadzadeh, Candice
Subject: [External] City Planning Commission meeting 3/17

Hello Mike,

This letter is in response to a piece of mail we received at home and at work reference "do you know what's happening in our neighborhood?" Apparently, we don't.

We have learned our Riverside Planning Commission is being petitioned by out-of-area developers to approve a two-story care facility on Glenhaven Avenue. Can you let us know if tis is correct, we can't seem to get any answers from our visit and calls to city hall. The mailers sent to us indicate increased traffic, ambulance noises, commercial deliveries, outdoor speakers and bright lights at night. Can you please let us know if this is the correct or an exaggeration by a few opposed.

I think we can all agree the former tennis club is an eyesore but I'm not certain a care facility for elderly and impaired patients is the right fit for a residential area.

Thank you for any information you can offer.

Mary Parks & Lee Fraley

Mary Parks

Senior Public Information Specialist
951-840-0641 mobile
MParks@RiversideDPSS.org

Department of Public Social Services
County of Riverside
Administrative Services Division
4060 County Circle Drive
Riverside, CA 92503

Mission: Partnering with communities to protect and empower vulnerable people.

Vision: A County where individuals reach their full potential.

Values: Accountability, Collaboration, Respect, Diversity, Integrity and Customer Focus.

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

Assadzadeh, Candice

From: Nicholi Gray <crazyyellowdude20@yahoo.com>
Sent: Monday, March 07, 2016 8:34 AM
To: Assadzadeh, Candice
Subject: [External] OPPOSE Glenhaven Elderly home!

Dear Mike Soubirous,

We here at 5635 Malvern way, in the Victoria Woods, OPPOSE the planning of the 100-bed elderly home. We have a small established neighborhood, comprised of single family homes! We do not want our property values, peace and quiet, and low traffic and noise to got down and be degraded by a building that should be placed elsewhere! They tried once before and we also said NO!

Sincerely,
Residents, for 21 years, of the Victoria Woods neighborhood!



February 26, 2016

Dear Neighbor,

Oakmont Senior Living is proposing to build a senior living community on the corner of Alessandro Blvd. and Glenhaven Avenue. We have applied for a Conditional Use Permit and Design Review with the City of Riverside and are scheduled to appear before the City's Planning Commission on March 17. We've also met with a neighboring homeowners' association to hear any concerns from our closest neighbors. In response to those concerns, we've added more architectural details and landscaping, and relocated some parking spaces away from neighboring residences.

Oakmont Senior Living, a family owned and operated company founded by William P. Gallaher, is a nationally recognized leader in the development and construction of high-end senior communities. The Oakmont team has designed and built 34 retirement communities on the West Coast, including continuing care retirement communities and independent living, assisted living, and memory care communities. Our mission is to offer the finest in retirement living and senior communities, from the attention to detail in structural design and craftsmanship to the standard for excellence in service and care.

In an effort to keep our friends and neighbors as informed as possible, we have established a website for Oakmont of Riverside, www.oakmontofriverside.com. The website contains a site plan and rendering of our proposed community, and will be periodically updated as more information becomes available. We invite you to visit the website to learn more about our proposal, and to contact us if you have any concerns or questions. Oakmont of Riverside values your input and we look forward to becoming your neighbor soon.

If you have any questions or concerns regarding our proposal, please don't hesitate to contact me directly at james.lawson@oakmontsl.com, or 949 607 6478.

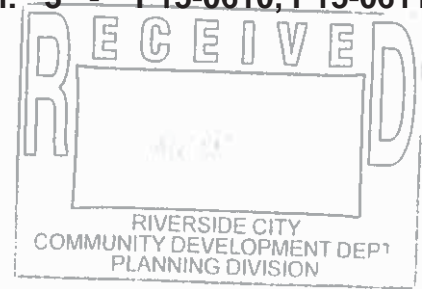
Thank you,

James M. Lawson, AICP
Oakmont Senior Living



OAKMONT OF RIVERSIDE

City of Riverside
Planning Division
3900 Main Street
Riverside, California 92522



ATTN: Candice Assadzadeh – P15-0610 & P15-0611

RESPONSE TO PUBLIC NOTICE

I am a longtime Riverside resident. I live **immediately adjacent** to the parcel proposed for the Oakmont 24-hour residential care facility for elderly & memory impaired patients on Glenhaven Avenue. As such, I am directly impacted by the noise, commercial traffic (deliveries, ambulances, patient visitors, medical staff shift changes, etc.), outdoor activities, 24-hour perimeter lighting & overall pollution this project would bring.

The Oakmont proposal would introduce a large commercial, medical enterprise into an exclusively single-family, single-story neighborhood. There are no commercial projects of any nature on Glenhaven Avenue. There are no commercial projects on Alessandro Boulevard/Central Avenue for miles in either direction. These major streets are residential. The parcel in question is zoned residential. Obviously, the General Plan for this area has long been for residential use, NOT for commercial businesses.

Yet, the Oakmont proposal is a commercial, business enterprise. It is not inconspicuous. It will not blend in; it will not go unnoticed. It is a two-story structure, with an even taller architectural tower. It will house up to 100 - 105 patients. It will employ 60+ staff around-the-clock. It will be brightly lit up all night. It will bring delivery trucks, ambulances, medical transport vans, shuttle buses, employee cars, visitor traffic & a level of activity 24-hours a day not compatible with a peaceful family neighborhood.

Introducing Oakmont's two-story, 100+ bed, 24-hour medical facility into this quiet & calm residential area will destroy the character of our neighborhood & irreparably damage the quality of life here, not to mention adversely impacting property values.

There are many properties in the City of Riverside which are suitable for this type of development, where single-family homes are not immediately adjacent or directly impacted. The Glenhaven Avenue parcel in question is not one of them. This property is in a R1 – Single Family Residential Zone. Oakmont's nursing home proposal is neither consistent nor compatible with the purposes of the Zoning Code R1 - Single Family Homes.

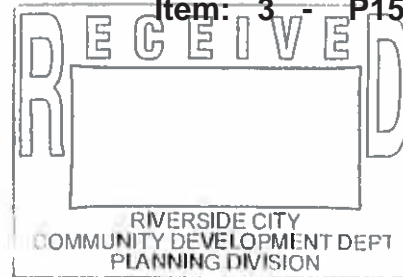
I strongly oppose the Oakmont proposal & ask the Planning Commission to deny the developer's request for a Conditional Use Permit.

Robyn Rogers

5668 Queen Palms Drive
Riverside, CA 92506
(951) 675-7571
r2rogers@earthlink.net

Item: 3 - P15-0610, P15-0611

RONALD J. McCaskill
5668 QUEEN PALMS DR
RIVERSIDE, CA 92506



Place Stamp
Here

City of Riverside
 Planning Division
 Attn: Candice Assadzadeh - P15-0610 & P15-0611
 3900 Main Street
 Riverside, CA 92522

Response to Public Notice

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

Please note that public comment for this project closes at the Public Meeting on March 17, 2016.

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: CASE NUMBER P15-0610 AND P15-0611

I AM VERY MUCH AGAINST THIS PROJECT IN OUR
NEIGHBORHOOD. WE ARE A RESIDENTIAL AREA AND THIS
PROJECT WILL DESTROY OUR QUALITY OF LIFE. WE
HAVE MET WITH THE BULLOCK (OAKMONT) AND HAVE
LEARNED WE WILL HAVE LIGHTS ALL NIGHT LONG FROM
THIS 5+ ACRE PROJECT, CONSTANT TRAFFIC FROM BOTH
THE STAFF AND VISITORS, NOISE FROM THE OUTSIDE
LOUD SPEAKER SYSTEM. ON "SPECIAL" DAYS, SUCH AS
MOTHER'S DAY, THERE WILL BE SO MANY CARS WANTING
TO PARK THERE THAT THEY TOLD US THEY WILL HAVE
TO MAKE ARRANGEMENTS FOR THE CARS TO PARK
ELSEWHERE AND BUS THE VISITORS IN. AS CAN BE NOTED
IN OTHER FACILITIES OF THIS TYPE, WE ARE GOING TO BE
BARRAGED WITH COOKING ^{DOORS} ~~COOKERS~~, DELIVERY TRUCK NOISE,
AND AMBULANCES. ALL OF THIS IS BAD WITH NO UPSIDE.

Contact Phone Number (Optional): 951-686-0968

Contact Email (Optional): RJANDR3@EARTHLINK.NET

Ronald J. McCaskill

Assadzadeh, Candice

From: Ron McCaskill <r1andr2@earthlink.net>
Sent: Tuesday, March 08, 2016 6:07 PM
To: Assadzadeh, Candice
Subject: [External] Re: Case Number P15-0610 and P15-0611

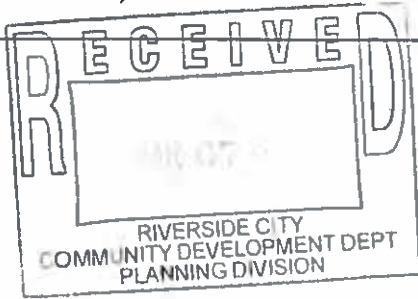
My name is Ronald J. McCaskill and I am the president of the Paradise Palms Home Owner's Association. As such, I am sending you this e-mail in opposition to the Oakmont project being considered for our area.

Representatives of the Oakmont Senior Living came to our community on Thursday, October 1, 2015 to discuss their proposed plans. We object to the proposed project for the following reasons:

- A. The proposed use is **NOT** substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, and traffic characteristics.
 - (i.) The surrounding area is R1 residential and placement of an Assisted Living and Memory Care Community is not in harmony.
 - (ii.) The location will greatly increase vehicle traffic along Glenhaven which is currently used for residential access.
 - (iii.) The 24 hour operation of this facility will cause increased noise to the quite area and impacts our resident's quality of living.
 - (iv.) The building design is currently proposed as a two (2) story facility with height close to 27ft which will peer directly into our adjacent lots and substantially impacts our resident's air view.
 - (v.) While the City requires .5 parking spaces per bed at this facility, we feel it fails to equate for staff, vendor and visitor vehicles which will cause overflow parking on Glenhaven.
 - (vi.) We do not feel the traffic characteristics for local street guidelines (*40' width residential, 2 lane, <2,000 volume, 25 mph max. speed limit*) can accommodate the vehicle traffic for this facility (i.e. medical transportation, commercial size material deliveries).
- B. The proposed use **IS** materially detrimental to the general welfare and quite enjoyment of the public and surrounding properties.
 - (i.) This facility has a proposed outdoor intercom system the noise that will be generated by daily use greatly impacts the quality of living within our community and the surrounding neighborhood.
 - (ii.) A majority, if not all of our residents moved into Paradise Palms with the assumption the area would remain a quiet "Residential" area. The tennis court acted as an amenity for the surrounding neighborhood; not the hindrance of a commercial medical facility.
 - (iii.) We also need to consider the commercial size kitchen of the facility cooking 3 meals a day for 100+ people, the location of the kitchen and smell will impact our residents that are less than 300 feet away.
 - (iv.) This type of facility will impact our property values for potential resale
- C. The proposed use is **NOT** consistent with the purposes of the Zoning Code R1 Single Family Homes.
 - (i.) Our homes as well as additional homes in the area were built while the tennis court club was still functional and neither the view nor the occupants/guests impacted our quality of living.

Paradise Palms is a very active community and we feel our neighbors along Glenhaven also will have strong objections to this site.

MAR 2016 PM 3 L



City of Riverside
 Planning Division
 Attn: Candice Assadzadeh - P15-0610 & P15-0611
 3900 Main Street
 Riverside, CA 92522

Response to Public Notice

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

Please note that public comment for this project closes at the Public Meeting on March 17, 2016.

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: This proposed project will, without doubt,
cause light pollution; unwanted noise; traffic
congestion; and sight restrictions for the residents
above.

Glenhaven has very limited storage for vehicles.
The speed on Alessandro and the accident rate at
this intersection demonstrate why this project is NOT
in the city's best interest.

The proposed height of the buildings will impact
homes at Paradise Palms.

The increase in traffic from service vehicles,
workers and guest will create extreme traffic issues.

This project is NOT consistent with this
residential neighborhood and should NOT be approved.

Contact Phone Number (Optional): 951-236-5911

Contact Email (Optional): _____

Assadzadeh, Candice

From: Robyn <r2rogers@earthlink.net>
Sent: Tuesday, March 08, 2016 7:04 PM
To: Assadzadeh, Candice
Subject: [External] Oakmont Proposal P15-0610 & P15-0611
Attachments: Oakmont Petition.pdf

Dear Candice,

Thank you for your time and courtesy in reviewing the Oakmont proposal with me this afternoon.

I am attaching a petition circulated in the Glenhaven neighborhood regarding the proposed nursing home development. All the signatories do in fact reside within the immediate area. Please add this to your file.

Sincerely,
Robyn Rogers.

Glenhaven Residential Neighborhood
October 26, 2015



My signature below indicates my

OPPOSITION

to the proposed Oakmont Project
at 5695 Glenhaven Ave. because
I believe it is incompatible with and
injurious to the existing single family
residential neighborhood.

Name *Mac R. Fisher*
Address *5634 Queen Palms Dr.
Riverside, Cal. 92506*

Name *Gretchen Fisher*
Address *5634 Queen Palms Dr.
Riverside, CA 92506*

Name *STAHLEY O. ORROCK*
Address *5646 Queen Palms
Riv, CA 92506*

Name *Roxanne Orrock*
Address *5640 Queen Palms Dr
Riverside, Ca 92506*

Name *Luke Stamps*
Address *5650 Glenhaven Ave.
Riverside CA 92506*

Name *Lynnda Stewart*
Address *5637 Glenhaven*

Name *Todd Wingate*
Address *5670 Glen Cliff*

My signature below indicates my

SUPPORT

to the proposed Oakmont Project
at 5695 Glenhaven Ave. because I
believe it is compatible with and
beneficial to the existing single
family residential neighborhood.

Name
Address

Name
Address

Name
Address

Name
Address

Name
Address

Name
Address

Name
Address

Glenhaven Residential Neighborhood
October 26, 2015



My signature below indicates my

OPPOSITION

to the proposed Oakmont Project
at 5695 Glenhaven Ave. because
I believe it is incompatible with and
Injurious to the existing single family
residential neighborhood.

Name *Elizabeth Perayan*
Address *2091 Benedict Ave.*
Riverside, Ca. - 06

Name *Michael Tyn*
Address *5722 GLENHAVEN CT*
RIVERSIDE CA

Name *De Cole*
Address *5750 GLENHAVEN CT*
RIVERSIDE CA.

Name *Virginia Hernandez*
Address *5782 Glenhaven Ct*
Riverside CA 92506

Name *Deborah Hernandez*
Address *5782 Glenhaven Ct.*
Riverside, CA 92506

Name *Kan W. Haffin*
Address *5738 Glenhaven Ct*
Riverside, CA 92506

Name *Jan Seyoum*
Address *5642 Glen Cliff*
Riverside, CA 92506

My signature below indicates my

SUPPORT

to the proposed Oakmont Project
at 5695 Glenhaven Ave. because I
believe it is compatible with and
beneficial to the existing single
family residential neighborhood.

Name
Address

Name
Address

Name
Address

Name
Address

Name
Address

Name
Address

Name
Address

Glenhaven Residential Neighborhood
October 26, 2015



My signature below indicates my

OPPOSITION

to the proposed Oakmont Project
at 5695 Glenhaven Ave. because
I believe it is incompatible with and
Injurious to the existing single family
residential neighborhood.

Name *Shirley Nejedly*

Address *5622 Glen Cliff Dr.*

Name *A E Nejedly*

Address *5622 GLEN CLIFF DR.*

Name *Paula Bawner*

Address *5614 Queen Palms*

Name *Carolyn Bawner*

Address *5614 Queen Palms Drive*

Name *Jandra J Jackson*

Address *5606 Queen Palms Dr.*

Name *Thomas N Jackson MD*

Address *5606 Queen Palms Dr.*

Name *Paul E Miller*

Address *5656 Queen Palms Dr*

My signature below indicates my

SUPPORT

to the proposed Oakmont Project
at 5695 Glenhaven Ave. because I
believe it is compatible with and
beneficial to the existing single
family residential neighborhood.

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Glenhaven Residential Neighborhood
October 26, 2015



My signature below indicates my

OPPOSITION

to the proposed Oakmont Project
at 5695 Glenhaven Ave. because
I believe it is incompatible with and
Injurious to the existing single family
residential neighborhood.

Name *Nina Mitchell*

Address *5650 Queen Palms*

92506
Name *ANN ALDEN*

Address *5632 GLEN CREST DR
RIVERSIDE, CA 92506
ANN ALDEN*

Name

Address

Name *Tate S. Prosenik*

Address *5660 Queen Palms Dr.*

Name *William F. Faint*

Address *5660 Queen Palms Dr.*

Name *ROBYN ROGERS.*

Address *5668 QUEEN PALMS DR.
RIVERSIDE, CA. 92506*

Name *Carol J. Julek*

Address *5668 QUEEN PALMS
RIVERSIDE, CA 92506*

My signature below indicates my

SUPPORT

to the proposed Oakmont Project
at 5695 Glenhaven Ave. because I
believe it is compatible with and
beneficial to the existing single
family residential neighborhood.

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

**Glenhaven Residential Neighborhood
October 26, 2015**



My signature below indicates my
OPPOSITION
to the proposed Oakmont Project
at 5695 Glenhaven Ave. because
I believe it is incompatible with and
injurious to the existing single family
residential neighborhood.

Name *Elaine Taber*
Address *5662 Glen Cliff Dr*

Name *Clare J. Taber*
Address *5662 Glen Cliff Dr*

Name
Address

Name
Address

Name
Address

Name
Address

Name
Address

My signature below indicates my
SUPPORT
to the proposed Oakmont Project
at 5695 Glenhaven Ave. because I
believe it is compatible with and
beneficial to the existing single
family residential neighborhood.

Name
Address

Name
Address

Name
Address

Name
Address

Name
Address

Name
Address

Name
Address

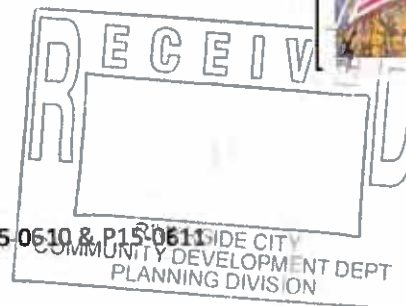


Mr. Robert Gillis
5652 Glen Cliff Dr
Riverside, CA 92506

08 MAR 2016 PM 3 L



City of Riverside
Planning Division
Attn: Candice Assadzadeh - P15-0610 & P15-0611
3900 Main Street
Riverside, CA 92522



Response to Public Notice

Any information submitted

and can be viewed by any member of the public upon request.

Please note that comment for this project closes at the Public Meeting on March 17, 2016.

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: MY WIFE AND I STRONGLY SUPPORT
OUR NEIGHBORS IN RESPECTING CASE # P15-
0610 & P15-0611.

OUR HOME VALUES ARE NOW IN THE
\$ 700,000 RANGE. ~~IF OAKMONT IS APPROVED~~
IF OAKMONT IS APPROVED TO BUILD WITH
THE COMPANY OR THE CITY OFFSET OUR
LOSS IN VALUE AS THIS WILL SOBBLY
BE THE CASE.

WIT AT 5652 GLEN CLIFF DRIVE WILL
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ALLOWED TO PROCEED.

IF THE SENIOR LIVING CENTER HAD
BEEN HERE IN 2008, WE NEVER WOULD
HAVE PURCHASED.

ONCE AGAIN, WILL THE CITY OR OAKMONT OFFSET

Contact Phone Number (Optional): 951-684-4242

Contact Email (Optional): Robert.Gillis@cox.net

OUR LOSS IF THE
PROJECT IS APPROVED.

Robert K. Gillis

P.S. PLEASE ANSWER OUR QUESTIONS.

ROBERT KAIN
Planning Commission
City of Riverside
3900 Main Street
Riverside, California 92522

RE: Request for a Conditional Use Permit
for R1 zoned property located at
5695 Glenhaven Avenue
CASE NUMBER: P15-0610 & P15-0611

Dear Mr. Kain,

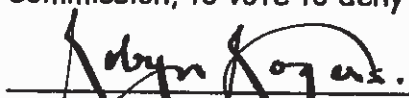
Oakmont Properties of Windsor California is seeking to gain a conditional use permit to construct a 100-bed, two-story, 24-hour residential care facility for Alzheimer and elderly patients on Glenhaven Avenue, in the City of Riverside. Glenhaven & environs are exclusively single-family neighborhoods. A commercial, medical enterprise as proposed by Oakmont would bring unwelcome noise, traffic, 24-hour lights & visual pollution to this otherwise quiet & peaceful residential area. It is in no way compatible -- either in terms of design or of land use -- with an area of single-story, single-family detached structures.

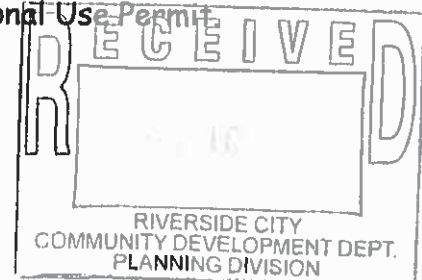
As a member of the Planning Commission from Ward 3, you represent us, the residents of the 3rd Ward, not these out-of-county developers whose plans will destroy the character of our neighborhood & irreparably damage the quality of life here, not to mention adversely impact property values.

I am a longtime Riverside resident and I live immediately next door to the parcel proposed for the Oakmont 24-hour medical facility. As such, I will be directly impacted by the noise, commercial traffic (deliveries, ambulances, patient visitors, shuttle buses, medical staff shift changes, etc.), 24-hour perimeter lighting, outdoor activities, view-blocking two-story structure & overall pollution this project will bring. Indeed, for example, the CEQA Report indicates the noise from rooftop ventilation equipment (at 51 dBA) will be significantly above the City's exterior nighttime noise threshold of 45 dBA. Not to mention the adverse conditions inflicted upon us by the year-long construction process, including ground borne vibration in excess of industry standards which has the potential to cause structural damage to buildings within 25 feet...and, my house is located less than ten feet from the proposed construction site.

There are many properties in the City of Riverside which are suitable for this type of commercial development, properties where single-family homes are not immediately adjacent or directly impacted. The Glenhaven parcel is not one of them. This property is in a R1 - Single Family Residential Zone. Oakmont's nursing home proposal is neither consistent nor compatible with the purposes of the Zoning Code R1 - Single Family Homes.

I strongly oppose the Oakmont proposal & ask you, as my representative on the Planning Commission, to vote to deny the developer's request for a Conditional Use Permit.


5668 Queen Palms Drive • Riverside, CA 92506
(951) 675-7571 • r2rogers@earthlink.net



JOSEPH TAVAGLIONE

Planning Commission
City of Riverside
3900 Main Street
Riverside, California 92522

RE: Request for a Conditional Use Permit
for R1 zoned property located at
5695 Glenhaven Avenue
CASE NUMBER: P15-0610 & P15-0611

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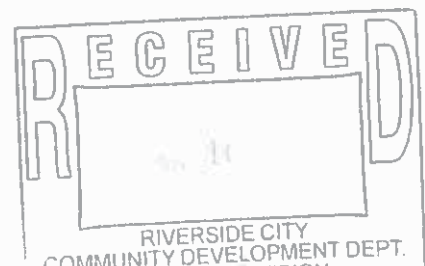
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5668 Queen Palms Drive • Riverside, CA 92506
(951) 675-7571 • r2rogers@earthlink.net



Assadzadeh, Candice

From: Elaine Taber <ElaineTbr@aol.com>
Sent: Thursday, March 10, 2016 5:20 PM
To: Assadzadeh, Candice
Subject: [External] Oakmont

Dear Candice,

We live at 5662 Glen Cliff Drive, which is one house away from the proposed Oakmont Senior Center development.

We STRONGLY OBJECT to THIS proposed project, as this has been a very nice, quiet neighborhood.

We feel this project will add much traffic, to which Alessandro/Central is already an extremely busy street. Also, the noise level from the multiple units, patients, visitors, workers, delivery trucks, ambulances, etc., will be a nuisance that will lower the value of our properties and change the environment to be less desirable.

Thank you,
Clare and Elaine Taber
5662 Glen Cliff Drive

Sent from my iPad

Assadzadeh, Candice

From: Joan Semonella <sems3@dslextre.me.com>
Sent: Friday, March 11, 2016 12:35 AM
To: Assadzadeh, Candice
Cc: Robyn Rogers; 'Ron McCaskill'; 'Anthony Kimbirk'; A.C. and Shirley Nejedly; Ann Alden; Bill Friesmuth; Bill Prosenik; Carolyn Bainer; Elaine Taber; Nina Mitchell; 'Gretchen Fisher'; mac. fisher@me. com; 'Rhonda Jacobs'; Robert Gillis; Roland Bainer; 'Stan & Roxanne Orrock'; steve@distinow.com; Todd Wingate; 'Tom & Sandy Jackson'; 'Christina'; 'Jill Gillis'; Mick Corey
Subject: [External] Case Number P15-0610 & P15-0611-- Oakmont "Senior Living" Proposal

On October 1, 2015, the Paradise Palms HOA was presented with a proposal for a "Retirement Community" to be built on property adjacent to ours. The Presenter represented Oakmont "Senior Living," but it became quickly apparent his proposal was more about dying than living – assisted living at best & memory care--but certainly NOT a "retirement" community "like [ours]." In fact the 14 single family homes in our HOA have nothing in common with the planned facility at all, and the proposal compromises property values and the quality of life we have here now.

Before the proposal was done, the vocabulary changed completely. It was clear that a **MEDICAL facility** was what was planned; each patient **admitted** for care required a doctor's verification of **medical necessity**. This was a **commercial enterprise**, with all of the needs and requirements that entails. There would be **no independent living** at all, just **patients, doctors, nurses, attendants, servers, cooks, and a retinue** of others performing the **menial tasks** of keeping the building and grounds to accommodate the 160 on site – on average. There were 50 parking places planned – the city only requires ½ space for each of the "occupants" – which of course does not include the doctors, nurses and other staff or the occasional visitor any of the 100 occupants might have. Parking could be "**stretched**," we were assured, into the church parking lot – certainly not impact the neighborhood. Any building would occur **on top of known contaminants** which, we were assured, **are not hazardous**. Although the written proposal says construction would take a year, we were assured it would be 3-4 months "at the outside." Presuming work does **begin in April 2016** as the written proposal claims, that would mean that through spring and summer any one in our community who opened doors or windows would have the continuous noise, dirt & debris of construction. With that projected start date, some must be clearly assured "a Mitigated Negative Declaration [will] be adopted" at the March 17 meeting.

We were to be ameliorated, presumably, by the fact that "city people make the decision." We were not. Curiously, few of our members actually received a copy of the Public Hearing, although 29 of us share ownership of HOA property. Remarkably, when our councilman came to meet with us, he had been told by the presenter that we had no real objections. I am one of many here who strongly oppose the Oakmont proposal & ask the City Council & Planning Commission to deny the developer's request for a Conditional Use Permit. Who could conclude "the proposed project will not have a significant effect on the environment" in this quiet R-1 neighborhood? No one who lives nearby would agree with that determination or the on-going negative impact of bright lights, sirens, traffic, delivery vans, and the continuous coming & going of hundreds of people.

Joan Semonella

Assadzadeh, Candice

From: cbainer@suchgoodwork.com
Sent: Friday, March 11, 2016 6:54 AM
To: Assadzadeh, Candice
Subject: [External] Oakmont Project
Attachments: Planning Commission.docx

Hi Candice,

Attached is a letter related to the Oakmont project to be submitted to the file and presented to the Planning Commission at its March 17 meeting. Please acknowledge receipt of this email and attachment.

Thanks so much.

Carolyn Bainer

Planning Commission
City of Riverside
3900 Main Street
Riverside, CA 92522

c/o Frances Andrade
Re: Proposed Oakmont Project

To Whom It May Concern:

At it's hearing, the Commission will be presented with voluminous paperwork attesting to any number of codes and regulations. These, by definition, interpret those codes and regulations to provide the most favorable perspective for the petitioner. Although such reports and documentation may comply with the letter of the law they do not tell the story of the people whose lives will be affected on a daily basis. Many of the residents of Paradise Palms like myself have signed and submitted a petition in opposition to the granting of any variance to the current designation of single-family residential housing. The traffic, the noise, the odors may be represented as mitigated or not significant, significant to whom? Fourteen families, long time residents of this city, invested in the most personal investment most of make in our lives, our homes. We did that ten years ago. For ten years we put our faith, our future and the investment we make in the places where we live our lives in these homes. The issue missing from the folders and the binders is the issue of quality of life. The issue missing is an article of faith between citizens and the people who represent them. The issue is the assurance that those of us who have demonstrated our commitment to Riverside by living here, raising our families here and buying our homes here can rely on their representatives to understand and protect the quality of their lives even when it doesn't appear on a checklist and can't be excavated from the depths of voluminous reporting.

Finally, I strongly advocate for prioritizing the quality of life and faith issue over every other since no case exists for the necessity of such a project on its face and no case exists for the absence of other more appropriate sites.

"The quality of life is more important than life itself." – Alexis Carrel

Thank you for your consideration.

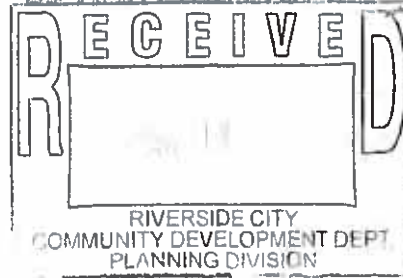
Carolyn Bainer
5614 Queen Palms Drive
Riverside, CA 92506

ALDEN

5632 GLEN CLIFF DR

RIVERSIDE, CA

92506



City of Riverside

Planning Division

Attn: Candice Assadzadeh - P15-0610 & P15-0611

3900 Main Street

Riverside, CA 92522

Response to Public Notice

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: I HAVE LIVED IN RIVERSIDE FOR 40 YEARS. I LIVE NEXT DOOR TO THE PROPERTY THAT OAKMONT WISHES TO DEVELOP. WHAT IS BUILT ON THAT PARCEL WILL HAVE A TREMENDOUS IMPACT ON ME. I STRONGLY OPPOSE THE OAKMONT PROPOSAL. A COMMERCIAL PROPERTY IS NOT SUITABLE IN OUR RESIDENTIAL NEIGHBORHOOD. THE INCREASED TRAFFIC ON GLENHAVEN ALONE IS CAUSE FOR CONCERN. NOT TO MENTION THE LIGHT AND NOISE FROM DELIVERIES AND AMBULANCES 24 HOURS A DAY. I DO THINK THIS WILL ALSO RESULT IN DECREASED PROPERTY VALUES IN OUR QUIET AND PEACEFUL NEIGHBORHOOD. I AM URGING YOU TO PLEASE DENY THE REQUEST FROM OAKMONT FOR A CONDITIONAL USE PERMIT.

ANN ALDEN

5632 GLEN CLIFF DR

RIVERSIDE, CA 92506

Contact Phone Number (Optional): 909 322-8029

Contact Email (Optional): ann.alden@yahoo.com

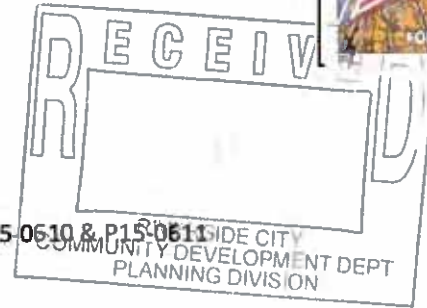


Mr. Robert Gillis
5652 Glen Cliff Dr
Riverside, CA 92506

Distributed at Planning Commission

Item: 3 - P15-0610, P15-0611

08 MAR 2016 PM 3 L



City of Riverside
Planning Division
Attn: Candice Assadzadeh - P15-0610 & P15-0611
3900 Main Street
Riverside, CA 92522

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ONCE AGAIN, WILL THE CITY OR OAKMONT OFFSET

Contact Phone Number (Optional): 951-684-4242

Contact Email (Optional): Robert.Gillis@cox.net

OUR LOSS IF THE
PROJECT IS APPROVED.

P.S. PLEASE ANSWER OUR QUESTIONS.

Assadzadeh, Candice

From: THOMAS JACKSON <twjacksonmd@sbcglobal.net>
Sent: Tuesday, March 15, 2016 11:52 PM
To: Assadzadeh, Candice
Subject: [External] Oakmont Senior Living Community

To Candace Assadzadeh:

Regarding P15-0610 and P15-0611

We are residents of Paradise Palms which is directly adjacent to the proposed Oakmont Senior Living Community that is proposed for development on the old Riverside Swim and Tennis Club property, and we want to voice our extreme opposition to the re-zoning of this property to allow this memory care facility. The entire area is residential without any commercial developments anywhere near this location as the closest non-residential buildings are several churches on Alessandro. The proposed Oakmont Senior Living Community would be inconsistent with the surrounding area as it would bring excessive traffic to the area which was never planned as there is already a relatively high volume of traffic as Glenhaven Avenue is the only access point for a huge number of homes, and adding the additional volume of vehicle would be completely unacceptable. The round the clock operation would be extraordinarily disruptive to the surrounding residential community which has been in Riverside for decades. The lighting would be a major interference with the immediately adjacent homes, and the anticipated emergency vehicles that would be expected around the clock would make the surrounding residential areas very unpleasant. This type of facility would be much better suited for a commercial non-residential area. The Oakmont Senior Living Community is inconsistent and totally incompatible with the entire area. We hope that the zoning committee can take this into consideration prior to making any final and irrevocable decisions about granting the variance. This is a project that should be declined and placed in a different venue for the reasons as stated.

Thomas W. Jackson M.D.
Sandra J. Jackson
5606 Queen Palms Drive
Riverside, Ca 92506

Assadzadeh, Candice

From: Philip A Roberts <philip.roberts@ucr.edu>
Sent: Tuesday, March 15, 2016 5:15 PM
To: Assadzadeh, Candice
Subject: [External] Case No. P15-0610 &P15-0611 (Oakmont Senior Living)

TO: City of Riverside CED, Planning Division

RE: Case No. P15-0610 &P15-0611 (Oakmont Senior Living)

FROM: Dr. and Mrs. Philip A. and Gabriele E. Roberts
5616 Glenhaven Ave.
Riverside, CA 92506
Tel: (951) 683-8720

We write to express our unreserved opposition to and concern about the petition by out-of-town developers Oakmont Senior Living to have the Planning Division approve a two story, 100-bed, 24-hour residential care facility for elderly and mentally impaired patients next door to us on Glenhaven Avenue.

This is a residential neighborhood with single family houses in which we have lived for 26 years. This site and the neighborhood are zoned R1 for single family housing. It is totally inappropriate and potentially devastating for a commercial type property, especially of this magnitude, to be built on the proposed site. This type of predatory development from an outside developer will have substantial negative impacts on both the financial (property value) and quality of life aspects of our home and the immediate neighborhood. The demise of a quiet and peaceful neighborhood through increased traffic, over-flow parking on our streets, lighting and noise pollution associated with such a facility (two-story, 100 beds) should not be approved. Furthermore, the junction of Glenhaven Ave and Central Ave has been the site of many traffic accidents over the years, including this week and also with fatalities. We believe it would be irresponsible to put additional traffic pressure at this location at a level that would far outweigh that from building single family homes under R1.

The Planning Division is urged to respect and abide by the existing zoning for the neighborhood. The city would do well to develop the site with more single family units, compatible with the existing homes, to finish out that part of the neighborhood. The City no doubt could advise developers on alternative suitable sites for the type of commercial size development proposed by Oakmont Senior Living.

Respectfully submitted.

ROLAND C. BAINER
5614 Queen Palms Drive
Riverside, CA 92506

March 14, 2016

VIA ELECTRONIC TRANSMISSION
cassadzadeh@riversideca.gov
AND UNITED STATES MAIL

Community & Economic Development Department
Planning Division and Planning Commission

Attn: Candice Assadzadeh
Ted White, City Planner
Rafael Guzman, Community & Economic
Development Director

3900 Main Street
Riverside, California 92522

Re: Oakmont Senior Living Proposed Project
Planning Cases: P15-0610, P15-0611

Dear Planning Commission and Planning Staff:

As a resident and homeowner in Paradise Palms HOA, which abuts the proposed project to the immediate north, I join in the opposition to the proposed project. The Planning Department's report and recommendation of the requested Conditional Use Permit is fatally flawed and it should be denied.

In summary, the Staff Report concludes the proposed project will have no significant detrimental impact to the surrounding neighborhood. The surrounding neighborhood within a 1½ mile radius is all single family residential. The Staff Report is recommending a commercial for profit business be placed within the heart of that neighborhood, thus significantly altering the General Plan of Low Density Residential and single family residential. Low Density Residential provides for up to 6 residential units per acre while the Staff Report is recommending a project comprised of 16.1 residential units per acre. Such significant departure from the General Plan should not simply be swept under a rug and ignored.

The report contains no study showing a need for such housing in Riverside and ignores a web search indicating there are 19 assisted living facilities in Riverside and 30+ in the nearby area. Where is the demonstrated need to justify significantly changing the character of the immediate neighborhood? All of us want sufficient quality residential

Community & Economic Development Department
Planning Division and Planning Commission
Candice Assadzadeh
Ted White, City Planner
Rafael Guzman
March 14, 2016
Page 2

facilities for our senior citizens, but a bad solution does not become a recommendable solution.

Without any supporting data, the Staff Report concludes an assisted living facility would be good for the neighborhood. However, if one draws a comparison with the Sunrise Senior Living Center on Chapala Drive, adjacent to the Canyon Crest Golf Course, a facility of the approximate same number of units, stark contrasts exist. Sunrise's entire project is single story and is situated on over twice the acreage. It does not back up to a single residence, and is located near other multi-residential units. The Oakmont proposed project's impact should at least be mitigated by reducing it to a single story structure, as there are no two-story homes within several blocks, and to no more than 30-40 units because of the limited acreage.

The Staff Report is misleading regarding "Public Notice and Comments." The Report states "public hearing notices were mailed to property owners within 300 feet of the site." It then states five responses were received, three for and two against the project. However, none of the three letters in favor of the project came from residents who reside within 300 feet of the project. One of the three pro responses is from a resident in "Victoria Woods" whose address is 1 to 1½ miles away. Another is from a Canyon Crest resident who would be 2 to 3 miles away and the third is merely described as a Riverside resident, location unknown.

The noise impact report is also flawed and is based upon assumptions regarding the frequency of daily deliveries of food, supplies, and laundry deliveries, etc., all necessary to properly care for up to 103 residents, as well as the type and size of the trucks involved in those deliveries. There is also no study of the average number of emergency responses that can reasonably be expected and the noise impact of the responding fire department and ambulance responders.

The Staff Report ignores the impact to the Paradise Palms neighborhood by having its southerly exposure and view converted into a 26' tall flat wall. Does the 26' roof elevation account for utilities and screening on top of the roof? Another argument for a single story structure. Damage to the aesthetic character of the neighborhood is an unaddressed detrimental impact in the Staff Report.

Community & Economic Development Department
Planning Division and Planning Commission
Candice Assadzadeh
Ted White, City Planner
Rafael Guzman
March 14, 2016
Page 3

A senior assisted living facility is a worthwhile project at an appropriate location. The subject parcel is not such a location. It is not compatible with the existing neighborhood, and will substantially alter the neighborhood. Its impact on traffic safety at the Glenhaven Avenue-Benedict Avenue-Allessandro intersections should not be ignored and was not part of the study or Staff Report.

The request for a Conditional Use Permit should be denied.

Sincerely,

A handwritten signature in black ink, appearing to read 'Roland C. Bainer', written in a cursive style.

Roland C. Bainer

RCB/lm

Bainer, Roland\prst\bainer031416oakmont-assadzadeh

bcc: cbainer@suchgoodwork.com

Assadzadeh, Candice

From: Bill Prosenik <2pros@sbcglobal.net>
Sent: Monday, March 14, 2016 1:31 PM
To: Assadzadeh, Candice
Cc: Robyn Rogers; 'Ron McCaskill'; 'Anthony Kimbirk'; A.C. and Shirley Nejedly; Ann Alden; Bill Friesmuth; Carolyn Bainer; Elaine Taber; Nina Mitchell; 'Gretchen Fisher'; mac.fisher@me.com; 'Rhonda Jacobs'; Robert Gillis; Roland Bainer; 'Stan & Roxanne Orrock'; steve@distinow.com; Todd Wingate; 'Tom & Sandy Jackson'; 'Christina'; 'Jill Gillis'; Mick Corey; Joan Semonella
Subject: [External] Re: Case Number P15-0610 & P15-0611-- Oakmont "Senior Living" Proposal

Candice, I am forwarding Joan's entire email because I want to stress that I agree with everything she listed in her message. I also want to add a few more comments.

The proposed facility is completely out of place in this neighborhood of 100% single family homes. The nearest multi unit facility is 1.4 miles away by road, at the corner of Central Ave and Chicago Ave and it does not generate the amount of traffic and activity that the "Oakmont Medical Facility" will.

I believe the staff recommendation is very unrealistic concerning traffic that will be generated and impact on the existing single family neighborhood. The entire Victoria Woods neighborhood will be affected by the increase in traffic. There is only really two entrances to the neighborhood; Glenhaven (where the facility is proposed) and Fairview which has no traffic light at Alessandro.

The conditional use permit will have a very negative impact on our complex but it will also have a negative impact on the quality of life for the entire Victoria Woods area.

Bill & Nita Prosenik
5660 Queen Palms Dr.

From: [Joan Semonella](#)
Sent: Friday, March 11, 2016 12:35 AM
To: ['Candice Assadzadeh'](#)
Cc: [Robyn Rogers](#); ['Ron McCaskill'](#); ['Anthony Kimbirk'](#); [A.C. and Shirley Nejedly](#); [Ann Alden](#); [Bill Friesmuth](#); [Bill Prosenik](#); [Carolyn Bainer](#); [Elaine Taber](#); [Nina Mitchell](#); ['Gretchen Fisher'](#); [mailto:mac.fisher@me.com](#); ['Rhonda Jacobs'](#); [Robert Gillis](#); [Roland Bainer](#); ['Stan & Roxanne Orrock'](#); [steve@distinow.com](#); [Todd Wingate](#); ['Tom & Sandy Jackson'](#); ['Christina'](#); ['Jill Gillis'](#); [Mick Corey](#)
Subject: Case Number P15-0610 & P15-0611-- Oakmont "Senior Living" Proposal

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Joan Semonella
5642 Glen Cliff Drive
Riverside, CA

Assadzadeh, Candice

From: Lizbeth Langston <lizbeth_langston@yahoo.com>
Sent: Thursday, March 17, 2016 7:31 AM
To: msoubirous@riverside.gov; Assadzadeh, Candice
Subject: [External] Proposed elder care development at Alessandro & Glenhaven-- Too much, too big

Hi, Mike--

I hope this isn't too late for comment.

RE today's Planning Commission meeting discussing PLANNING CASE P15-0610 AND P15-0611

PLANNING CASE P15-0610 AND P15-0611: Proposal by Wayne Sant of Oakmont Senior Living, to consider a Conditional Use Permit and Design Review for an 85-unit, single building assisted living and memory care facility, located at 5695 Glenhaven Avenue, situated on the northerly side of Alessandro Boulevard, westerly of Glenhaven Avenue, in the R-1-13000 – Single Family Residential Zone, in Ward 3. It is recommended that the City Planning Commission recommend to the City Council adoption of a Mitigated Negative Declaration in conjunction with these cases. Contact Planner: Candice Assadzadeh, Assistant Planner, (951) 826-5667 cassadzadeh@riversideca.gov

I can't come to a daytime meeting-- I think that the 85 bed proposed facility is entirely too big. Parking for staff and visitors, the building size and the comings and goings of staff, residents, and visitors would be out of place in the neighborhood. A much smaller facility with a lighter footprint could be more appropriate for the location.

Sincerely,
Lizbeth Langston
5562 Argyle Way