



City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT

## Planning Division

### Draft Negative Declaration

WARDS: 3 and 5

1. **Case Number:** **P11-0272 (General Plan Amendment)**  
**P11-0342 (Specific Plan)**  
**P12-0410 (Rezoning)**  
**P12-0309 (Vacation)**
2. **Project Title:** California Baptist University Specific Plan
3. **Hearing Date:** January 3, 2012
4. **Lead Agency:** City of Riverside  
Community Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522
5. **Contact Person:** Gustavo Gonzalez  
**Phone Number:** (951) 826-5277
6. **Project Location:** 8432 Magnolia Avenue, generally situated between Magnolia Avenue and Diana Avenue and between Adams Street and Monroe Street, with additional properties outside of this boundary.
7. **Project Applicant/Project Sponsor's Name and Address:**

Applicant

Steve Smith, Director of Facilities and Planning Services  
California Baptist University  
8432 Magnolia Avenue  
Riverside, CA 92504

Architect

Doug Brown  
MVE Institutional  
1900 Main Street, Suite 800  
Irvine, CA 92614

Engineer

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Rick Engineering, Inc.  
1770 Iowa Avenue, Suite 100  
Riverside, CA 92507

Planning Consultant

David Leonard  
David Leonard Associates  
1770 Iowa Avenue, Suite 100  
Riverside, CA 92507

Landscape Architect

Timothy Maloney  
Community Works Design Group  
4649 Brockton Avenue  
Riverside, CA 92506

Cultural Resources Consultant

Jennifer Mermilliod  
JM Research and Consulting  
5110 Magnolia Avenue  
Riverside, CA 92506

8. **General Plan Designation:** B/OP – Business/Office Park, HDR – High Density Residential, MDR – Medium Density Residential, MU-U – Mixed-Use Urban, MU-V – Mixed-Use Village, PF – Public Facilities/Institution and VHDR – Very High Density Residential
9. **Zoning:** CG – Commercial General, CR – Commercial Retail, O – Office, R-1-7000 – Single-family Residential and R-3-1500 – Multi-family Residential
10. **Description of Project:** The project involves the establishment of the California Baptist University (CBU) Specific Plan, as well as a change to the General Plan designations and Zoning designations for the property covered by the Specific Plan. Also, proposed as part of this project is the vacation of Diana Street between Adams and Monroe Streets.

The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area. The Specific Plan establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan.

The Specific Plan area encompasses 163 acres developed with academic, residential, recreational, open space, parking and industrial uses. The project, as proposed, will amend the General Plan 2025, changing the land use designations within the Specific Plan area from B/OP – Business/Office Park, HDR – High Density Residential, MDR – Medium Density Residential, MU-U – Mixed-Use Urban, MU-V – Mixed-Use Village, PF – Public Facilities/Institution and VHDR – Very High Density Residential (see draft CBU Specific Plan page 10) to CBUSP – California Baptist University Specific Plan.

The project also proposes to amend the Municipal Code (Title 19) Zoning Map (Chapter 19.090) to rezone the existing zoning classifications within the Specific Plan area from CG – Commercial General, CR – Commercial Retail, O – Office, R-1-7000 – Single-family Residential and R-3-1500 – Multi-family Residential Zones (see Specific Plan page 12) to the newly-created California Baptist University Specific Plan (CBUSP) Zones of CBUSP-MU/A – Mixed-Use/Academic, CBUSP-MU/R – Mixed-Use/Residential, CBUSP-MU/U – Mixed-Use/Urban, CBUSP-A – Athletics and CBUSP-OS – Open Space (see draft CBU Specific Plan page 13).

The CBU Specific Plan currently lies within the Magnolia Heritage District of the Magnolia Avenue Specific Plan (MASP). With adoption of the CBU Specific Plan, the portions of the MASP area that encompass the CBU Specific Plan area will be rescinded to accommodate the boundaries of the CBU Specific Plan. This is necessary to create two Specific Plan areas that can be effectively implemented and to avoid conflict between the policies, standards and regulations of both Specific Plans. The CBU Specific Plan has been designed to complement the MASP.

Finally, the project involves the vacation of approximately 2.47 acres of Diana Street, between Adams Street and Monroe Street to facilitate the implementation of the Specific Plan.

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

	<b>Existing Land Use</b>	<b>Existing General Plan Designation</b>	<b>Existing Zoning Designation</b>
<b>Project Site</b>	Academic, Residential, Recreational, Open Space, Parking and Industrial Uses	B/OP – Business/Office Park, HDR – High Density Residential, MDR – Medium Density Residential, MU-U – Mixed-Use Urban, MU-V – Mixed-Use Village, PF – Public Facilities/Institution and VHDR – Very High Density Residential	CG – Commercial General, CR – Commercial Retail, O – Office, R-1-7000 – Single-family Residential and R-3-1500 – Multi-family Residential
<b>North</b>	Single-family Residential, Multi-family Residential, Religious Institution, Office and Commercial Uses	VHDR – Very High Density Residential, MDR – Medium Density Residential and PF – Public Facilities/Institution	R-1-7000 – Single-family Residential
<b>East</b>	Single-family Residential, Multi-family Residential, Religious Institution, Office and Commercial Uses	MDR – Medium Density Residential, MU-V – Mix-Use Village, O – Office and VHDR – Very High Density Residential	R-1-7000 – Single-family Residential, R-3-1500 – Multi-family Residential, O-Office and CR – Commercial Retail
<b>South</b>	State Route 91, Single-family Residential, Multi-family Residential, Office and Commercial Uses	VHDR – Very High Density Residential, MDR – Medium Density Residential, O – Office, C – Commercial and CRC – Commercial Regional Center	CG – Commercial General, CG-SP – Commercial General, Specific Plan Overlay (Auto Center), CR – Commercial Retail, O – Office, R-1-7000 – Single-family Residential and R-3-2500 – Multi-family Residential and R-3-4000 – Multi-family Residential
<b>West</b>	Religious Institutions, High School, Single-family Residential and Multi-family Residential Uses	VHDR – Very High Density Residential and PF – Public Facilities/Institution	R-1-7000 – Single-family Residential, R-3-1500 – Multi-family Residential and PF-Public Facilities

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

- a. None

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

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. Magnolia Avenue Specific Plan
- d. Riverside Municipal Code, Title 19 - Zoning Code
- e. Draft California Baptist University Specific Plan

- f. Air Quality Impact Analysis, prepared by Urban Crossroads, August 2011
- g. Cultural Resources Survey, prepared by JM Researching and Consulting, June 2012
- h. Greenhouse Gas Analysis, prepared by Urban Crossroads, August 2011
- i. Noise Impact Analysis, prepared by Urban Crossroads, August 2011
- j. Preliminary Water Quality Management Plan, prepared by Rick Engineering Company, May 2012
- k. Traffic Impact Analysis, prepared by Rick Engineering Company, November 2011

#### 14. Acronyms

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

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

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

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

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

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

Printed Name & Title \_\_\_\_\_

For City of Riverside



City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT

## Planning Division

### Environmental Initial Study

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>1. AESTHETICS.</b> Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1a. Response:</b> (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)</p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan, as well as a change to the General Plan designations and Zoning designations for the property covered by the Specific Plan. Also, proposed as part of this project is the vacation of Diana Street between Adams and Monroe Streets. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. As such, the Specific Plan aims to improve the aesthetic quality of the CBU campus. The Specific Plan identifies several scenic vistas, or viewshed opportunities, and makes recommendations for enhancements and improvements. Further, the proposal does not involve the construction of new buildings or a specific project. All future projects and construction facilitated by this Specific Plan will be required to undergo Planning Staff review and approval prior to permit issuance. Therefore, the proposed project will have a <b>less than significant impact</b> to a scenic vista directly, or cumulatively.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1b. Response:</b> (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City’s Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone, Cultural Resources Survey, prepared by JM Researching and Consulting, June 2012)</p> <p>The General Plan 2025 designates several roadways as Scenic Boulevards and Parkways in order to protect scenic resources and enhance the visual character of Riverside. The proposed project is located along Magnolia Avenue which is designated as a Scenic and Special Boulevard within the Circulation and Community Mobility Element of the General Plan 2025. As well, there are several historic properties within the Specific Plan area that are significant at the national, state and local level.</p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan, but does not involve the construction of new buildings or a specific project.</p> <p>The CBU Specific Plan as well as the General Plan 2025 includes policies intended to minimize aesthetic impacts and impacts on visual resources. Further, the Specific Plan includes development standards, including building and landscape setbacks requirements to minimize impacts from future projects. With implementation of the General Plan 2025 and CBU Specific Plan policies and compliance with the City’s Urban Forest Tree Policy Manual, all scenic resources will be protected and even enhanced. Therefore, any potential adverse direct, indirect or cumulative impacts from this project will be <b>less than significant impact</b>.</p>				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>1c. Response:</b> (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines)</p>				
<p>Refer to response 1a &amp; b. The project involves the establishment of the California Baptist University (CBU) Specific Plan, which aims to improve the aesthetic quality of the CBU campus. The proposed project is required to implement the General Plan 2025 goals and policies as well as those created for the Specific Plan. All future projects will be required to comply with the regulations and guidelines of the Specific Plan and be subject to Design Review. Due to all these factors, direct, indirect and cumulative impacts on the visual character and quality of the area are <b>less than significant impacts</b>.</p>				
<p>d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>1d. Response:</b> (Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines)</p>				
<p>The subject site is already developed with existing buildings and not within the Mount Palomar Lighting area. Any future change to the site facilitated by this Specific Plan will require a separate review for compliance with the Zoning Code and the General Plan 2025, including the City’s Design Guidelines for lighting. Further, the Specific Plan includes additional design guidelines for outdoor lighting. Therefore, <b>no impact</b> is expected to day or nighttime views.</p>				
<p><b>2. AGRICULTURE AND FOREST RESOURCES:</b></p>				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2a. Response:</b> (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability &amp; General Plan 2025 FPEIR – Appendix I – Designated Farmland Table)</p>				
<p>The Project is located within an urbanized area. A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 reveals that the project site is not designated as, and is not adjacent to or in proximity to any land classified as, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively to agricultural uses.</p>				
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2b. Response:</b> (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)</p>				
<p>A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Further, the project site is not zoned for agricultural use and is not next to land zoned for agricultural use; therefore, the project will</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
have <b>no impact</b> directly, indirectly or cumulatively.				
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2c. Response:</b> (Source: GIS Map – Forest Data)  The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, <b>no impact</b> will occur from this project directly, indirectly or cumulatively.</p>				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2d. Response:</b> (Source: GIS Map – Forest Data)  The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland, therefore <b>no impact</b> will occur from this project directly, indirectly or cumulatively.</p>				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>2e. Response:</b> (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data)  The project is located in an urbanized area of the City. Additionally, the site is identified as urban/built out land and therefore does not support agricultural resources or operations. The project will not result in the conversion of designated farmland to non-agricultural uses. In addition, there are no agricultural resources or operations, including farmlands within proximity of the subject site. The City of Riverside has no forest land that can support 10-percent native tree cover. Therefore, <b>no impact</b> will occur from this project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forest land.</p>				
<b>3. AIR QUALITY.</b>				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3a. Response:</b> (Source: South Coast Air Quality Management District’s 2007 Air Quality Management Plan (AQMP), Air Quality Impact Analysis, prepared by Urban Crossroads, August 2011)  An air quality impact analysis was prepared in conjunction with the proposed project. The study assumed complete build out of the Specific Plan, as proposed, with a student population of 8,080 by 2020. The analysis concluded that, after implementation of the recommended mitigation measures (MM Air-1 through MM Air-7 in 1b. below), regional and localized emissions resulting from construction and operational activities will not exceed any of the thresholds established by the South Coast Air Quality Management District (SCAQMD) AQMP. Therefore, the project will have a <b>less than significant impact with mitigation.</b></p>				
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"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

**3b. Response:** (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 AQMP, Air Quality Impact Analysis, prepared by Urban Crossroads, August 2011)

An air quality impact analysis was prepared to evaluate the proposed project's emission levels using CalEEMod. The results of the CalEEMod model determined that the proposed project would result in the following emission levels:

<b>CalEEMod MODEL RESULTS SHORT-TERM IMPACTS</b>						
Activity	Daily Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>SCAQMD Daily Thresholds Construction</b>	75	100	550	150	150	55
<b>Daily Project - Emissions Construction</b>	36.72	110.91	59.29	0.10	22.92	14.56
<b>Exceeds Y/N Threshold?</b>	N	Y	N	N	N	N

<b>CalEEMod MODEL RESULTS LONG-TERM IMPACTS</b>						
Activity	Daily Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>SCAQMD Daily Thresholds Operation</b>	55	55	550	150	150	55
<b>Daily Project - Emissions Operational</b>	33.89	55.14	225.86	0.54	58.21	3.48
<b>Exceeds Y/N Threshold?</b>	N	Y	N	N	N	N

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>

<b>CalEEMod MODEL RESULTS LOCALIZED IMPACTS</b>						
Activity	Daily Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>SCAQMD Daily Localized Thresholds</b>	NA	234	1,567.33	NA	26.67	7.33
<b>Daily Project - Emissions Construction</b>	NA	110.77	57.70	NA	22.68	14.54
<b>Exceeds Y/N Threshold?</b>	NA	N	N	NA	N	Y

The above tables compare the project emissions (short-term, long-term and localized) to the SCAQMD daily thresholds and shows that established thresholds will be exceeded for all three emission sources. To ensure emissions are reduced to less than significant, the air quality impact analysis includes several recommended mitigation measures. Therefore, the project will not violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation. Impacts directly, indirectly and cumulatively will have a **less than significant impact with mitigation**.

**MM Air-1:** The following measures shall be incorporated into project plans and specifications as implementation of Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three times a day during dry weather. Watering, with complete coverage of disturbed areas shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day. As shown in Table XI-A, located in Appendix “E”, implementation of this measure is estimated to reduce PM10 and PM2.5 fugitive dust emissions by approximately 61%.
- The contractor shall ensure that traffic speeds on unpaved and Project site areas are reduced to 15 miles per hour or less to reduce PM10 and PM2.5 fugitive dust haul road emissions by approximately 44%.

**MM Air-2:** The California Air Resources Board, in Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, imposes a requirement that heavy duty trucks accessing the site shall not be idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Prior to issuance of a grading permit, the grading plans shall reference that a sign shall be posted on-site stating that construction workers need to shut off engines after five minutes of idling.

**MM Air-3:** Grading plans, construction specifications and bid documents shall include notation that all Rubber Tired Dozers and Scrapers shall be CARB Tier 2 Certified or better. The City shall review grading plans, construction specification, and bid documents for conformance with this mitigation measure prior to approval of grading plans and issuance of grading permits.

**MM Air-4:** In order to reduce localized Project impacts to sensitive receptors in the Project vicinity during construction, construction equipment staging areas shall be located at least 300-feet away from sensitive receptors.

**MM Air-5:** Prior to issuance of a building permit, the building plans shall reference that, only “Zero-Volatile Organic Compounds” paints (no more than 150 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 will be used.

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>MM Air-6:</b> In order to reduce Project-related air pollutant and greenhouse gas (GHG) emissions, and promote sustainability through conservation of energy and other natural resources, building and site plan designs shall ensure that the Project energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 15 percent. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City prior to the issuance of the first building permit. Any combination of the following design features may be used to fulfill this mitigation measure provided such that the total increase in efficiency meets for exceeds 15 percent:</p> <ul style="list-style-type: none"> <li>• Building shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City of Riverside.</li> <li>• Increase in insulation such that heat transfer and thermal bridging is minimized;</li> <li>• Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;</li> <li>• Incorporate dual-paned or other energy efficient windows;</li> <li>• Incorporate energy efficient space heating and cooling equipment;</li> <li>• Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City of Riverside. Automatic devices turn off lights when they are not needed shall be implemented.</li> <li>• To the extent that they are compatible with landscaping guidelines established by the City of Riverside, shade producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the Project site.</li> <li>• Paint and surface color palette for the Project shall emphasize light and off-white colors which will reflect heat away from the buildings.</li> <li>• All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.</li> <li>• To reduce energy demand associated with potable water conveyance, the Project shall implement the following: <ul style="list-style-type: none"> <li>○ Landscaping palette emphasizing drought tolerant plants;</li> <li>○ Use of water-efficient irrigation techniques;</li> <li>○ U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.</li> </ul> </li> </ul> <p><b>MM Air-7:</b> For all new residential projects located within 1,000-feet of any freeway full disclosures shall be provided on all rental, lease and sale documents to future tenants and/or buyers of a potential increased cancer risk due to the proximity of the freeway.</p>				
<p>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3c. Response:</b> <i>(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, Air Quality Impact Analysis, prepared by Urban Crossroads, August 2011)</i></p> <p>Per the GP 2025 FPEIR, AQMP thresholds indicate future construction activities under the General Plan are projected to result in significant levels of NOx and ROG, both ozone precursors, PM-10, PM-2.5 and CO. Although long-term emissions are expected to decrease by 2025, all criteria pollutants remain above the SCAQMD thresholds.</p> <p>The portion of the Basin within which the City is located is designated as a non-attainment area for ozone, PM-10 and PM-2.5 under State standards, and as a non-attainment area for ozone, carbon monoxide, PM-10, and PM-2.5 under Federal standards. SCAQMD has published the Draft Final 2007 AQMP, which has been adopted by CARB. The AQMP sets forth a program that will lead into compliance with federal and state air quality standards. The air quality analysis prepared for this project evaluated the Specific Plan at build out and deemed it consistent with the SCAQMD 2007 AQMP. Therefore, because the proposed project is consistent with the AQMP, cumulative air quality emissions impacts are <b>less than significant</b>.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3d. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, Air Quality Impact Analysis, prepared by Urban Crossroads, August 2011)</p> <p>Construction and operational impacts associated with the build out of the CBU Specific Plan will result in increased air emissions from grading, earthmoving, and construction activities as well as from traffic during ongoing operations. The air quality impact analysis prepared for this project placed sensitive receptors at a distance of 50 meters, for conservative analysis purposes. The analysis concluded that project will not exceed the SCAQMD localized significant thresholds during construction. Further, the analysis also concluded that the project will not result in a significant CO "hotspot" from traffic related to ongoing operations. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations and a <b>less than significant impact</b> will occur directly, indirectly or cumulatively for this project.</p>				
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3e. Response:</b> (Source: Air Quality Impact Analysis, prepared by Urban Crossroads, August 2011)</p> <p>While exact quantification of objectionable odors cannot be determined due to the subjective nature of what is considered "objectionable," the nature of the proposed project, the establishment and build out of the CBU Specific Plan, present a potential for the generation of objectionable odors associated with construction and operation activities. The construction activities associated with the expected build out of the project site will generate airborne odors like diesel exhaust emissions, architectural coating applications and on- and off-site improvement installations. However, said emissions would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the construction site. The proposed uses associated with the Specific Plan may potentially expose people to objectionable odors. However, such uses are subject to SCAQMD Rule 402 governing odor emissions. Through compliance with SCAQMD Rule 402, the proposed project is not anticipated to cause objectionable odors affecting a substantial number of people and a <b>less than significant impact</b> directly, indirectly and cumulatively will occur.</p>				
<p><b>4. BIOLOGICAL RESOURCES.</b></p>				
<p>Would the project:</p>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4a. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area)</p> <p>The project site is located on a previously developed/improved site within an urbanized area and a search of the MSHCP database and other appropriate databases identified no potential for candidate, sensitive or special status species, suitable habitat for such species on site. Federal Species of Concern, California Species of Special Concern, and California Species Animal or Plants on lists 1-4 of the California Native Plant Society (CNPS) Inventory. Therefore, the project will have <b>no impact</b> directly, indirectly and cumulatively on habitat modifications, species identified as a candidate, sensitive, or special status species in local or regional plans, and policies or regulations of the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p>				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Service?				
<p><b>4b. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)</p> <p>The project is located on a previously developed/improved site within an urbanized area where no riparian habitat or other sensitive natural community exists on site or within proximity to the project site. Therefore, the project will have <b>no impact</b> on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service directly, indirectly and cumulatively.</p>				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4c. Response:</b> (Source: City of Riverside GIS/CADME USGS Quad Map Layer)</p> <p>The project is located within an urbanized area where no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) exist on site or within proximity to the project site. The project site does not contain any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include USACOE jurisdictional drainages or wetlands. Therefore, the proposed project would have <b>no impact</b> to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively.</p>				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4d. Response:</b> (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage)</p> <p>The project is within an urbanized area and will not result in a barrier to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the project will have <b>no impact</b> to wildlife movement directly, indirectly and cumulatively.</p>				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4e. Response:</b> (Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual)</p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. All future construction within the Specific Plan is subject to MSHCP mitigation fees, City of Riverside landscaping design standards and all applicable regional, State and Federal conservation, endangered and threatened species mitigation fees. In addition, the General Plan 2025 includes policies to ensure that future development would not conflict with any local policies or ordinances protecting biological resources, including tree preservation policies. This project has been reviewed against these policies and found to be in compliance with the policies. For these reasons, the project will have <b>no impact</b> directly, indirectly and cumulatively local policies or ordinances protecting biological resources.</p>				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
or other approved local, regional, or state habitat conservation plan?				
<p><b>4f. Response:</b> <i>(Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan)</i></p>				
<p>The project site is located on a previously developed/improved site within an urbanized area and will not impact an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan directly, indirectly and cumulatively. Therefore, the project will have <b>no impact</b> on the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p>				



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>5. CULTURAL RESOURCES.</b> Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**5a. Response:** (Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code, Cultural Resources Survey, prepared by JM Researching and Consulting, June 2012)

A cultural resource survey was prepared in conjunction with the CBU Specific Plan to identify and provide recommendations related to all cultural resources within the Specific Plan area. Pursuant to Title 20, Cultural Resources Code of the Riverside Municipal Code, the cultural resource survey identified potential significant cultural resources within the Specific Plan area and evaluated them for eligibility for listing in the National Register of Historic Places and the California Register of Historic Resources for local designation. The National, State, and Local Eligible cultural resources are described in the following table.

NATIONAL REGISTER						
	Name	Address	DOC	Designer/Builder	Original Use	Current Use
1	Neighbors of Woodcraft Historic District	8432 Magnolia Ave	1920-1938	Henry L. Jekel	Retirement Home	Mixed Use Campus
CALIFORNIA REGISTER						
2	CBU Historical District	8432 Magnolia Ave	1920-1973	Jekel, Skaggs, Cowan & Bussey		
CBU HD Contributors						
3	Dormitories Smith & Simmons Halls	8525 and 8555 Diana Ave.	1968	Cowan & Bussey	Dormitories	Dormitories
4	Van Dyne Field House	8432 Magnolia Ave.	1968	Cowan & Bussey	Gymnasium	Gymnasium
5	Wallace Theater	8432 Magnolia Ave.	1973	I. Robert Skaggs	Auditorium/Theater	Auditorium/Theater
6	Rose Garden Village/Royal Rose	3720 Adams St. and 3668 Adams St.	1961 - 1979	L.C. Majors, W.F. Moody, S. Bob	Senior Apts.	Student Housing.
7	Knights of Pythias Hall (Bourns Lab)	3750 Adams St.	1966	Cowan, Bussey, & Wiehe	Fraternal Hall	Engineering Laboratory
LOCALLY HISTORIC						
8	Hawthorne House and Eucalyptus Tree	3747 Monroe St.	1889-1890	A.C. Willard	Residence	CBU Campus operations
The following resource has been designated as a Structure of Merit by the City of Riverside						
9	Cooper House	3690 Adams St.	1909	Eastern Bldg. Co.	Residence	Vacant
The following resources have been found eligible for local designation						
10	Free Methodist Church	8431 Diana Ave.	1963-1964	D. Bragg & H. Marsh	Church	Church

The cultural resources survey prepared for this project analyzed all potential impacts as a result of the build out of the Specific Plan on each of the resources listed above. The survey also includes a series of mitigation measures to minimize any potentially significant impacts to less than significant. The mitigations measures related to cultural resources are listed below as well as in the staff recommended Mitigation Measures Monitoring Program included with this project. Further, any future projects within the Specific Plan that include the buildings and resources identified the table above are subject to the Certificate of Appropriateness process set forth under Title 20 of the Riverside Municipal Code. As such, through compliance with the mitigation measures and the Certificate of Appropriateness process direct, indirect and cumulative impacts to historic resources will be **less than significant with mitigation**.

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>MM Cultural-1:</b> CBU shall contract with a qualified Consulting Arborist to assess the health and stability of the historic Eucalyptus tree located along an asphalt drive proposed for improvement as a secondary vehicular roadway within the southern boundary of The Colony at CBU (identified during this study as a related feature of the Hawthorne House property) and provide recommendations for long term maintenance and care as well as preservation, protection, and treatment during construction activity, which shall become conditions of approval for this and all future related projects.</p> <ul style="list-style-type: none"> <li>• If the tree is found stable and healthy, CBU shall: <ul style="list-style-type: none"> <li>○ incorporate recommendations for care and maintenance into its campus landscape program;</li> <li>○ incorporate the tree <i>in situ</i> into all future proposed projects for this site;</li> <li>○ design nearby additions/alterations or roadway improvements to avoid or limit disturbance to the tree such as nearby excavation/grading; and if necessary, realign the existing roadway or convert the drive to a pedestrian pathway or open space area/network to accommodate the tree.</li> </ul> </li> </ul> <p><b>MM Cultural-2:</b> Potential impacts of demolition or rehabilitation of the Cooper House have been thoroughly analyzed in successive drafts of an earlier cultural resources study by JMRC from January 2008 through July 2010, which found demolition to be a significant impact under CEQA and recommended the development of a Relocation Program to reduce potential impacts to less than significant. Mitigation shall be as follows:</p> <ul style="list-style-type: none"> <li>• The Relocation Program and action under it shall be examined by City staff and may be revised, if appropriate, to include circumstances under which efforts may be considered exhausted, relocation infeasible, and demolition acceptable.</li> <li>• In the event the Cooper House is demolished under a revised Relocation/Demolition Program, which would constitute a substantial adverse effect, other applicable recommendations in the previous study (JMRC 2008-2010) to reduce project impacts shall be imposed: <ul style="list-style-type: none"> <li>○ prior to the issuance of a demolition permit, a comprehensive documentation program, such as the Historic American Building Survey (HABS), which includes measured drawings, photographic recordation, and written history and description (satisfied by JMRC 2010), is completed by a qualified professional and submitted to the City of Riverside Community Development Department, Planning Division, the Eastern Information Center (EIC); and California Baptist University.</li> <li>○ an opportunity for architectural salvage is given to a local architectural salvage group.</li> </ul> </li> </ul> <p><b>MM Cultural-3:</b> Exterior additions or alterations to existing buildings, the removal of private open space patios and balconies, and the improvement of the existing asphalt drive have the potential to significantly impact the Rose Garden Village/Royal Rose by compromising its architecture, character, setting and scale. Mitigation shall be as follows:</p> <ul style="list-style-type: none"> <li>• Exterior alteration of, and addition to, existing buildings shall be avoided and new construction shall be designed in accordance with the <i>Secretary of the Interior's Standards</i> and applicable Guidelines.</li> <li>• Private open space patios and balconies, and other character defining features, of the Rose Garden Village/Royal Rose shall not be removed.</li> <li>• Historic plaques and markers shall be retained in place and those previously removed shall be reinstalled.</li> <li>• The path of the asphalt drive shall not be altered and its improvement shall not remove important landscape features or compromise its contribution to scale and character.</li> <li>• CBU shall contract with a qualified Rosarian to determine if Pat Nixon, Frank Miller, or other important rose varieties are extant and provide recommendations for long term care and maintenance as well as preservation, protection, and treatment during construction activity, which shall become mitigation measures.</li> </ul> <p><b>MM Cultural-4:</b> Additions, alterations and new construction, including expansion of parking and realignment of Campus Drive, have the potential to significantly impact this historic resource by compromising integrity of design and setting. Mitigation shall be as follows:</p> <ul style="list-style-type: none"> <li>• Additions, alterations, and new construction shall be designed and undertaken in accordance with the <i>Secretary of the Interior's Standards</i> and applicable Guidelines.</li> <li>• Alteration of existing dormitories shall be limited to the addition of 2-story east-west attached or detached wings to Smith Hall to match the design of Simmons Hall and the historic plan to enlarge Smith Hall.</li> </ul>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<ul style="list-style-type: none"> <li>New buildings shall be designed to be compatible in size, scale, and mass with existing dormitories and incorporate character defining features such as vertically stacked fenestration, solid-to-void wall spatial patterns, central towers, and curtain walls.</li> <li>Additions, alterations, and new construction, expansion of Lots 6 &amp; 7, and realignment of Campus Drive shall be designed to maximize retention of green space, maintain geometric hardscape and landscape patterns, and minimize removal of mature trees.</li> </ul> <p><b>MM Cultural-5:</b> A new academic building is proposed to replace the athletic modular bungalows (west) and a portion of Lot 2 by 2020. Another academic building is to be placed to the north, also in Lot 2, west of the JoAnn Hawkins School of Music. The entire west edge of Parking Lot 2 is to be expanded and a new well added near the entrance to the Lancer Outdoor Athletic Theater. The new academic building is to be designed in a roughly triangular shape, which will preserve the original geometric spatial relationship among the dormitories, the gym and common grounds between and among them (3-19), but the size, height and mass of the new building and related reduction of open space has the potential to significantly impact the gym. The alignment of the proposed west elevation is just north of, and coincident with, the alignment of the of the gym’s east elevation, appearing more as an addition to the gym. The proximity to the gym and common alignment competes with the imposing stature of the gym. Mitigation shall be as follows:</p> <ul style="list-style-type: none"> <li>The academic building shall be designed to minimize visual impacts and preserve the imposing statement of the gym on the landscape in the following ways: <ul style="list-style-type: none"> <li>Building footprint shall be reduced to provide greater space between the new academic building and the alignment of the north and east elevations of the gym.</li> <li>The entire existing green space and geometrically patterned turf-walkway alignment between the gym and current athletic bungalows shall be preserved.</li> <li>Setback from adjacent roadways shall be maximized.</li> <li>Overall height shall not exceed that of the gym.</li> <li>Design shall be stylistically harmonious with the gym.</li> </ul> </li> </ul>				
<p>b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>5b. Response:</b> (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study, Cultural Resources Survey, prepared by JM Researching and Consulting, June 2012)</p> <p>A cultural resources survey was prepared for the project that included a records search, literature review, and field survey for the project site. The survey meets the Secretary of the Interior Standards and Guidelines and has found that there are no known archeological resources present on the site. Further, the project is subject to SB18 – Tribal Consultation. Pursuant to SB18, several Tribes requested government-to-government consultation, however none responded to staff’s request to arrange a meeting. Through implementation of appropriate mitigation measure MM Cultural-6 per the GP 2025 FPEIR, impacts to archeological resources directly, indirectly and cumulatively as a result of the project can be reduced to a <b>less than significant level</b>.</p>				
<p>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>5c. Response:</b> (Source: General Plan 2025 Policy HP-1.3, Cultural Resources Survey, prepared by JM Researching and Consulting, June 2012 )</p> <p>Activities including construction-related and earth-disturbing actions, could damage or destroy fossils in rock units. As with archaeological resources, paleontological resources are generally considered to be historical resources, as defined in CEQA Guidelines Section 15064.5(a)(3)(D). Consequently, damage or destruction to these resources could cause a significant impact. A cultural resources survey was prepared for this project and has determined that the proposed project is consistent with general Plan Policy HP-1.3 including compliance with the Federal Native American Graves Protection and Repatriation Act. Further, the project is subject to SB18 – Tribal Consultation. Pursuant to SB18, several Tribes requested government-to-government consultation, however none responded to staff’s request to arrange a meeting. As such the project will have a <b>less than significant impact</b> directly or indirectly to a unique paleontological resource or site or unique geologic feature.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>5d. Response:</b> (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity)</p> <p>Where construction is proposed in undeveloped areas, disturbance on vacant lands could have the potential to disturb or destroy buried Native American human remains as well as other human remains, including those interred outside of formal cemeteries. Consistent with State laws protecting these remains, sites containing human remains must be identified and treated in a sensitive manner. Further, the project is subject to SB18 – Tribal Consultation. Pursuant to SB18, several Tribes requested government-to-government consultation, however none responded to staff’s request to arrange a meeting. In the event that Native American human remains are inadvertently discovered during project related construction activities, there would be unavoidable significant adverse impacts to Native American resources, but implementation of State Laws, including Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(e), and Public Resources Code 5097.98, impacts to human remains, including those interred outside of formal cemeteries would reduce impacts to a <b>less than significant</b> level.</p>				
<b>6. GEOLOGY AND SOILS.</b> Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6i. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones &amp; General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p> <p>Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that <b>less than significant impacts</b> related to strong seismic ground will occur directly, indirectly and cumulatively.</p>				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6ii. Response:</b> (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p> <p>The San Jacinto Fault Zone located in the northeastern portion of the City, or the Elsinore Fault Zone, located in the southern portion of the City’s Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed project complies with California Building Code regulations, impacts associated with strong seismic ground shaking will have <b>less than significant impacts</b> directly, indirectly and cumulatively.</p>				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6iii. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report)</p> <p>The project site is located in an area with a moderate to high potential for liquefaction. Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction, would have <b>less than significant impacts</b> directly, indirectly and cumulatively.</p>				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6iv. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code)</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
The project site and its surroundings have generally flat topography and are not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final PEIR. Therefore, there will be <b>no impact</b> related to landslides directly, indirectly and cumulatively.				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6b. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code)</p> <p>Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for future construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 18 and 17 will ensure that impacts to soil erosion or loss of topsoil will be <b>less than significant</b> directly, indirectly and cumulatively.</p>				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6c. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report)</p> <p>The general topography of the subject site is generally flat with an average natural slope of less than 3 percent. For landslides refer to response 6 a iv. For lateral spreading, adherence to the City’s Grading and Subdivision Codes as well as the California Building for future projects will prevent lateral spreading. For liquefaction, refer to response 6 a iii. For collapse, adherence to the City’s grading and building requirements will ensure that the property is adequately prepared to prevent the collapse of the graded pad and/or slopes. Compliance with the City’s existing Codes and the policies contained in the General Plan 2025 will ensure impacts related to geologic conditions are reduced to a <b>less than significant impact</b> level directly, indirectly and cumulatively.</p>				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6d. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</p> <p>Expansive soil is defined under <i>California Building Code</i>. The soil type of the subject site is Hanford (See Figure 5.6-4 – Soils of the General Plan 2025 Program Final PEIR). Hanford soil is characterized by moderately rapid to rapid permeability and low swell-shrink potential. Compliance with the applicable provisions of the City’s Subdivision Code – Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a <b>less than significant impact</b> level for this project directly, indirectly and cumulatively.</p>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6e. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)</p> <p>The proposed project will be served by sewer infrastructure. Therefore, the project will have <b>no impact</b>.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>7. GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>7a. Response:</b> <i>(Source: Greenhouse Gas Analysis, prepared by Urban Crossroads, August 2011)</i></p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. A greenhouse gas analysis was prepared in conjunction with the project. The analysis assumed complete build out of the Specific Plan, as proposed, with a student population of 8,080 by 2020. The results of the analysis indicate that the proposed project, at build out, will result in a net increase of 2.43 metric tons per year of CO<sub>2</sub>e per service population. The City of Riverside has not adopted a threshold of significance for GhG emissions. However, SCAQMD have developed thresholds that may be relevant to the project. Although not adopted at this time, SCAQMD recommends a plan-level target threshold for 2020 of 6.6 MTCO<sub>2</sub>e. As such, the project's calculated CO<sub>2</sub> production of 2.43 metric tons does not exceed the recommended threshold.</p> <p>While mitigation related to GhG is not required for this project, the greenhouse gas analysis recommends that the mitigation measure MM Air-6 in 3b. above be implemented to further reduce GhG emissions. Further, the project will also comply with the City's General Plan policies and State Building Code provisions designed to reduce GhGs. Finally, the Climate Change Analysis demonstrates that the project will not interfere with the state's goals of reducing GhG emissions to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Thus, a <b>less than significant impact</b> is expected directly, indirectly and cumulatively.</p>				
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>7b. Response:</b> <i>(Source: Greenhouse Gas Analysis, prepared by Urban Crossroads, August 2011)</i></p> <p>The SCAQMD supports State, Federal and international policies to reduce levels of ozone depleting gases through its Global Warming Policy and rules and has established an interim Greenhouse Gas (GhG) threshold. As indicated in Question 7a, above, the project would comply with the City's General Plan policies and State Building Code provisions designed to reduce GhG emissions. Further, the greenhouse gas analysis concluded that the proposed project is consistent with the California Air Resources Board (CARB) Scoping Plan, a comprehensive plan to reduce GhG emissions by 29 percent below business as usual, in compliance with AB32.</p> <p>In addition, the project would comply with all SCAQMD applicable rules and regulations during build out of the Specific Plan and, as demonstrated in the Climate Change Analysis, will not interfere with the State's goals of reducing GhG emission to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Based upon the prepared Climate Change Analysis for this project and the discussion above, the project will not conflict with any applicable plan, policy or regulation related to the reduction in the emissions of GhG and thus a <b>less than significant impact</b> will occur directly, indirectly and cumulatively in this regard.</p>				
<b>8. HAZARDS &amp; HAZARDOUS MATERIALS.</b> Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8a. Response:</b> <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i></p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>The proposed project may include the transportation of hazardous materials: The United States Department of Transportation (USDOT) Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials, as described in Title 49 of the <i>Code of Federal Regulations</i>, and implemented by Title 13 of the CCR. Through the compliance with all applicable Federal and State laws, and the submittal of a business plan to the City's Fire Department related to the transportation, storage and disposal of hazardous materials, the likelihood and severity of accidents would be reduced. Therefore, there would be a <b>less than significant impact</b> directly, indirectly and cumulatively to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>				
<p>b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8b. Response:</b> <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i></p> <p>The project may involve the use of hazardous materials but shall comply with all applicable Federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, including but not limited to Title 49 of the Code of Federal Regulations implemented by Title 13 of the CCR, which describes strict regulations for the safe transportation of hazardous materials. (See response 7a above for more details).</p> <p>In addition, during the construction of future projects there is a potential for hazardous materials to be used (i.e., petroleum products, thinners, paints, etc.). The project contractors are required to comply with all state and City regulations regarding the use, and temporary storage of these products at the site.</p> <p>Compliance with all applicable Federal, State and local laws related to the transportation, use and storage of hazardous materials would reduce the likelihood and severity of accidents during transit, use and storage to a <b>less than significant impact</b> directly, indirectly and cumulatively.</p>				
<p>c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8c. Response:</b> <i>(Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code)</i></p> <p>There are several schools in the vicinity of the project site and the project may produce hazardous materials and/or waste; however, all businesses that handle or have on-site transportation of hazardous materials are required to comply with the provisions of the City's Fire Code and any additional regulations as required in the California Health and Safety Code Article 1 Chapter 6.95 for the Business Emergency Plan. Compliance with existing Federal and State regulations impacts associated with the exposure of schools to hazardous materials caused by this project will ensure a <b>less than significant impact</b> directly, indirectly and cumulatively.</p>				
<p>d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8d. Response:</b> <i>(Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</i></p> <p>A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have <b>no impact</b> in creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8e. Response:</b> <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Riverside County Airport Land Use Commission (ALUC) Staff Report (ZAP1055RI12), September 2012)</i></p> <p>The proposed project is located within Safety and/or Airport Compatibility Zones D and E as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for Riverside Municipal Airport as noted in the Riverside County Airport Land use Compatibility Plan (RCALUCP). The project was reviewed and approved by the Airport Land Use Commission (ALUC) on September 13, 2012 under case ZAP1055RI12 to ensure that the project is consistent with the compatibility zone as well as in compliance with the land use standards in the RCALUP. The project was approved with the following mitigation measures:</p> <p><b>MM Haz-1:</b> Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.</p> <p><b>MM Haz-2:</b> The following uses shall be prohibited:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.)</li> <li>d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</li> <li>e. Children’s schools, hospitals, and nursing homes.</li> </ol> <p><b>MM Haz-3:</b> Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. In the event that the requirements of this condition cannot be met, CBU (or its successor-in-interest) shall work with the City Airport Department and a qualified bird strike/wildlife hazard management consultant to prepare a Wildlife Hazard Management Plan that is acceptable to both the airport operator and the United States Department of Agriculture Wildlife Services agency.</p> <p><b>MM Haz-4:</b> Prior to issuance of building permits for any new structure or remodeling that would increase the height of any existing structure, CBU (or its successor-in-interest, if applicable) shall submit documentation verifying that the structure’s elevation above mean sea level (at top point, including all roof-mounted equipment and lighting, if applicable): (1) will not exceed the elevation of Runway 16-32 at its southerly terminus (747.5 feet above mean sea level) by more than one foot for every 100 feet of distance from the structure to that runway; and, (2) will not exceed the elevation of Runway 9-27 at its easterly terminus (815 feet above mean sea level) by more than one foot for every 100 feet of distance from the structure to that runway. If both of these requirements cannot be met for any given structure, the applicant shall file Form 7460-1 with the Federal Aviation Administration, and no building permit shall be issued until a “Determination of No</p>				



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>Hazard to Air Navigation” is received from the Federal Aviation Administration and filed with the City of Riverside Planning Department, the City of Riverside Building and Safety Department, and the Riverside County Airport Land Use Commission.</p> <p>Because the project has been found to be consistent with the RCALUCP by the ALUC, impacts related to hazards from airports are <b>less than significant impacts with mitigation</b> directly, indirectly and cumulatively.</p>				
<p>f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8f. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP)  Because the proposed project is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have <b>no impact</b> directly, indirectly or cumulatively.</p>				
<p>g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8g. Response:</b> (Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, GP 2025 Figure PS-8.1 – Evacuation Routes, and OEM’s Strategic Plan)  The project will be served by existing, fully improved streets, including Magnolia Avenue, Adams Street and Monroe Street as well as a network of on-site primary, secondary and emergency vehicle access roadways. As part of the project, approximately 2.47 acres of Diana Street will be vacated to accommodate the build out of the Specific Plan. While the Diana Street will no longer be a public street, it will become a private access road and continue to provide access to the southerly portion of the Specific Plan area through build out of the Specific Plan. All streets have been designed to meet the Public Works and Fire Departments’ specifications at full build out of the Specific Plan. As part of the project’s construction, a temporary street closing will be necessary. Any street closing will be of short duration so as not to interfere or impede with any emergency response or evacuation plan. Therefore, the project will have a <b>less than significant impact</b> directly, indirectly and cumulatively to an emergency response or evacuation plan.</p>				
<p>h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8h. Response:</b> (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside’s EOP, 2002 <a href="http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf">http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf</a>, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)  The proposed project is located in an urbanized area where no wildlands exist and the property is not located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore <b>no impact</b> regarding wildland fires either directly, indirectly or cumulatively from this project will occur.</p>				
<p><b>9. HYDROLOGY AND WATER QUALITY.</b>  Would the project:</p>				
<p>a. Violate any water quality standards or waste discharge requirements?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9a. Response:</b> (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water, Preliminary Water Quality Management Plan prepared by Rick Engineering Company, May 2012)  The project site is currently developed with close to 90 percent of impervious surface, with the exception of open space, recreation and landscaped areas. Upon future construction of the buildings and parking lots for this project, the permeable area of the project site will increase significantly given that the Specific Plan, at build out, anticipates an increase in open space and landscape areas as well as two new parking structures that will replace existing surface parking lots. A</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>preliminary WQMP has been submitted and approved by the Public Works Department for this project. Furthermore, under the NPDES permit managed by the RWQCB, the project is not required to institute new water quality BMPs, as no new runoff will be generated from the project. Urban runoff is currently and will continue to be conveyed by local drainage facilities developed throughout the City to regional drainage facilities, and then ultimately to the receiving waters. To address potential water contaminants, the project is required to comply with applicable Federal, State, and local water quality regulations.</p> <p>During the construction phase of future projects, a final approved WQMP will be required for each new project, as well as coverage under the State's General Permit for Construction Activities, administered by the Santa Ana RWQCB. Storm water management measures will be required to be implemented to effectively control erosion and sedimentation and other construction-related pollutants during construction. Given compliance with all applicable local, state, and federal laws regulating surface water quality and the fact that the project will not result in a net increase of surface water runoff, the proposed project as designed is anticipated to result in a <b>less than significant impact</b> directly, indirectly or cumulatively to any water quality standards or waste discharge.</p>				
<p>b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9b. Response:</b> <i>(Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU Map of Water Supply Basins, RPU Urban Water Management Plan, Preliminary Water Quality Management Plan prepared by Rick Engineering Company, May 2012)</i></p>				
<p>The proposed project is located within the Riverside South and Arlington Water Supply Basins. The project is required to connect to the City's sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, there will be <b>no impact</b> to groundwater supplies and recharge either directly, indirectly or cumulatively.</p>				
<p>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9c. Response:</b> <i>(Source: Preliminary Water Quality Management Plan prepared by Rick Engineering Company, May 2012)</i></p> <p>The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of projects are addressed as part of the Water Quality Management Plan (WQMP) and grading permit process. Therefore, the project will have a <b>less than significant impact</b> directly, indirectly or cumulatively to existing drainage patterns.</p>				
<p>d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9d. Response:</b> <i>(Source: Preliminary Water Quality Management Plan prepared by Rick Engineering Company, May 2012)</i></p> <p>The project site is not located within a flood plain. Underground storm drains and streets are designed to accommodate the 10-year storm flow from curb to curb, while 100-year storms are accommodated within street right-of-ways. The runoff from the project in a developed condition has been studied and is required to be attenuated on-site, so although the drainage</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>pattern will be altered the off-site discharge is the same as the undeveloped condition. Therefore, there will be <b>less than significant impact</b> directly, indirectly or cumulatively in the rate or amount of surface runoff that it will not result in flooding on- or off-site.</p>				
<p>e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9e. Response:</b> (Source: Preliminary Water Quality Management Plan prepared by Rick Engineering Company, May 2012)</p>				
<p>The project site is currently developed with close to 90 percent of impervious surface, with the exception of open space, recreation and landscaped areas. Upon future construction of the buildings and parking lots for this project, the permeable area of the project site will increase significantly given that the Specific Plan, at build out, anticipates an increase in open space and landscape areas as well as two new parking structures that will replace existing surface parking lots. A preliminary WQMP has been submitted and approved by the Public Works Department for this project. The project is expected to generate the following pollutants: sediment, nutrients, trash and debris, oxygen demand substances, bacteria and virus/ pathogens, oil &amp; grease, pesticides, and organic compounds and metals. These expected pollutants will be treated through the incorporation of the site design, source control and treatment control measures of future projects as specified in the project specific WQMP. Therefore, as the expected pollutants will be mitigated through the site design, source control, and treatment controls of future projects, the project will not create or contribute runoff water exceeding capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff and there will be a <b>less than significant impact</b> directly, indirectly or cumulatively.</p>				
<p>f. Otherwise substantially degrade water quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9f. Response:</b> (Source: Preliminary Water Quality Management Plan prepared by Rick Engineering Company, May 2012)</p>				
<p>The project site is currently developed with close to 90 percent of impervious surface, with the exception of open space, recreation and landscaped areas. Upon future construction of the buildings and parking lots for this project, the permeable area of the project site will increase significantly given that the Specific Plan, at build out, anticipates an increase in open space and landscape areas as well as two new parking structures that will replace existing surface parking lots. A preliminary WQMP has been submitted and approved by the Public Works Department for this project. Furthermore, under the NPDES permit managed by the RWQCB, the project is not required to institute new water quality BMPs, as no new runoff will be generated from the project. However, all sources of runoff may carry pollutants and therefore has the potential to degrade water quality.</p>				
<p>During the construction phase of future projects, a final approved WQMP will be required for each new project, as well as coverage under the State's General Permit for Construction Activities, administered by the Santa Ana RWQCB. Storm water management measures will be required to be implemented to effectively control erosion and sedimentation and other construction-related pollutants during construction. Given compliance with all applicable local, state, and federal laws regulating surface water quality and the fact that the project will not result in a net increase of surface water runoff, the proposed project as designed is anticipated to result in a <b>less than significant impact</b> directly, indirectly or cumulatively to any water quality standards or waste discharge.</p>				
<p>g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9g. Response:</b> (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps 06065C0720G)</p>				
<p>A review of National Flood Insurance Rate Map (Map Number 06065C0720G Effective Date August 28, 2008) and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, shows that the project is not located within a 100-year flood hazard area (0.2 percent annual chance of flood). Therefore, there will be <b>no impact</b> caused by this project directly, indirectly or cumulatively as it will not place housing within a 100-year flood hazard area.</p>				
<p>h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>9h. Response:</b> (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps 06065C0720G)</p> <p>A review of National Flood Insurance Rate Map (Map Number 06065C0720G Effective Date August 28, 2008) and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, shows that the project is not located within a 100-year flood hazard area (0.2 percent annual chance of flood). Therefore, the project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows and <b>no impact</b> will occur directly, indirectly or cumulatively.</p>				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9i. Response:</b> (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Map 06065C0720G)</p> <p>The project site is located within the Woodcrest and Alessandro Dam Inundation areas as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0720G Effective Date August 28, 2008). Therefore, the project will expose people and/or structures to the risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.</p> <p>The City Municipal Code, Title 18 – Subdivision Code, Section Chapter 18.210 – Development Standards, Section 18.210-100 – Flood Prone Lands and Drainage and Title 16 Buildings &amp; Construction, Chapter 16.18 Flood Hazard Area &amp; Implementation of Natural Flood Insurance Program, Sec. 16.8050 requires new construction located within flood hazard areas to mitigate flood hazards by including onsite drainage, anchoring methods to prevent floating structures, elevating buildings above flood levels, and flood proofing, which requires buildings to be inspected and certified by a professional engineer, surveyor or building inspector. All future projects will be conditioned to meet these requirements. Including compliance with State Civil Code Section 1103 through 1103.4 requiring notification to those potentially affected of the risk involved in locating within a flood hazard or dam inundation area. Therefore, the potential to place a structure within an area that would expose people or structures to a significant risk of loss, injury or death as a result of the failure of a levee or dam will be <b>less than significant</b> directly, indirectly or cumulatively.</p>				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9j. Response:</b> (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)</p> <p>Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, <b>no impacts</b> due to tsunamis will occur directly, indirectly or cumulatively. Additionally, the proposed project site and its surroundings have generally flat topography and is within an urbanized area not within proximity to Lake Mathews, Lake Evans, the Santa Ana River, Lake Hills, Norco Hills, Box Springs Mountain Area or any of the 9 arroyos which transverse the City and its sphere of influence. Therefore, <b>no impact</b> potential for seiche or mudflow exists either directly, indirectly or cumulatively.</p>				
<p><b>10. LAND USE AND PLANNING:</b></p>				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>10a. Response:</b> (Source: General Plan 2025 Land Use and Urban Design Element, Magnolia Avenue Specific Plan, Project phasing plans and proposed zoning maps, City of Riverside GIS/CADME map layers)</p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. As part of the project, approximately 2.47 acres of Diana Street will be vacated to accommodate the build out of the Specific Plan. While the Diana Street will no longer be a public street, it will become a private access road and continue to provide access to the southerly portion of the Specific Plan area through build out of the Specific Plan. The proposed project has been designed to be consistent with the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025 and Magnolia Avenue Specific Plan, and in compliance with the requirements of the Zoning and Subdivision Codes. Diana Street abuts State Route 91 (SR-91) and provides access to primarily uses associated with CBU. Therefore, the project</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
impacts related to the community are <b>less than significant</b> .				
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>10b. Response:</b> (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Magnolia Avenue Specific Plan, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan.</p> <p>The Specific Plan area encompasses 163 acres developed with academic, residential, recreational, open space, parking and industrial uses. The project, as proposed, will amend the General Plan 2025, changing the land use designations within the Specific Plan area from B/OP – Business/Office Park, HDR – High Density Residential, MDR – Medium Density Residential, MU-U – Mixed-Use Urban, MU-V – Mixed-Use Village, PF – Public Facilities/Institution and VHDR – Very High Density Residential to CBUSP – California Baptist University Specific Plan. To ensure consistency between the CBU Specific Plan and the General Plan 2025, the General Plan 2025 will be amended concurrently with the adoption of this Specific Plan to incorporate and recognize that the Specific Plan will work in concert with the underlying land use designations. The CBU Specific Plan is consistent with the General Plan 2025 Objectives and Policies as discussed in detail in Chapter 3: Vision, Objectives and Policies of the draft CBU Specific Plan.</p> <p>The project also proposes to amend the Municipal Code (Title 19) Zoning Map (Chapter 19.090) to rezone the existing zoning classifications within the Specific Plan area from CG – Commercial General, CR – Commercial Retail, O – Office, R-1-7000 – Single-family Residential and R-3-1500 – Multi-family Residential Zones to the newly-created California Baptist University Specific Plan (CBUSP) Zones of CBUSP-MU/A – Mixed-Use/Academic, CBUSP-MU/R – Mixed-Use/Residential, CBUSP-MU/U – Mixed-Use/Urban, CBUSP-A – Athletics and CBUSP-OS – Open Space. Adoption of this Specific Plan establishes the CBU Specific Plan, incorporating all of the standards for land use and development set forth in the draft CBU Specific Plan. Wherever the Specific Plan contains provisions that require different or additional development standards, more restrictive uses, or other greater restrictions or limitations on development than would be required by the provisions contained in the Zoning Code, the Specific Plan will prevail and supersede the applicable provisions of the Zoning Code. Any issues not specifically covered in the Specific Plan will be subject to the Zoning Code. As such, the CBU Specific Plan and Zoning Code will work in concert to implement the Vision of the Specific Plan.</p> <p>The CBU Specific Plan lies within the Magnolia Heritage District of the Magnolia Avenue Specific Plan (MASP). With adoption of the CBU Specific Plan, the portions of the MASP area that encompass the CBU Specific Plan area will be rescinded to accommodate the boundaries of the CBU Specific Plan. This is necessary to create two Specific Plan areas that can be effectively implemented and avoid conflict between the policies, standards and regulations of both Specific Plans, while complementing each other. The MASP contains policies to encourage continued enhancement and growth of the significant institutional uses along the Magnolia Avenue corridor, while preserving the historic nature and intent for such a culturally significant area. The growth of the CBU campus (as anticipated under the CBU Specific Plan) in form, function, and aesthetics, is in keeping with the intent for the design of the Magnolia Heritage District and is seen as a role model for future development and rehabilitation of the area. As such, the CBU Specific Plan includes objectives and policies that mirror those found in the Magnolia Heritage District of the MASP. Further, the CBU Specific Plan will include the street frontage design guidelines of the MASP. The guidelines address building placement and orientation, scale and mass, building modulation and articulation, site design considerations, pedestrian space and circulation, privacy for residential units (particularly those facing major public roadways), open space (particularly buffer edge treatments along major roadways), architectural style, materials and finishes, and color and texture.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
The CBU Specific Plan will be consistent with General Plan 2025, Zoning Code and MASP and, therefore, will have a <b>less than significant impact</b> directly, indirectly or cumulatively.				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>10c. Response:</b> (Source: General Plan 2025, General Plan 2025 – Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</p> <p>The project site is located on a previously developed/improved site within an urbanized area and will not impact an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan directly, indirectly and cumulatively. Therefore, the project will have <b>no impact</b> on the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p>				
<b>11. MINERAL RESOURCES.</b>				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>11a. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>State-classified MRZ-2 and MRZ-3 Mineral Resource Zones are shown in Figure OS-1, Mineral Resources of the General Plan 2025. The proposed project is located in neither of these zones, and no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated in the General Plan 2025, specific plan or other land use plan. Therefore, the project will have <b>no impact</b> on mineral resources directly, indirectly or cumulatively.</p>				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>11b. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The GP 2025 FPEIR determined that there are no specific areas with the City of Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. Further, the project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated in a specific plan or other land use plan. Therefore, the project will have <b>no impact</b> on mineral resources directly, indirectly or cumulatively.</p>				
<b>12. NOISE.</b>				
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12a. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code, Noise Impact Analysis, prepared by Urban Crossroads, August 2011)</p> <p>A noise impact analysis was prepared in conjunction with the proposed project. The analysis assumed complete build out</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>of the Specific Plan, as proposed, with a student population of 8,080 by 2020. The analysis assessed off and on-site traffic noise impacts as well as on-site operational and construction noise impacts.</p> <p>With respect to off-site traffic noise impacts, the analysis concluded that potential traffic noise level impacts for build out of the Specific Plan will range from 0.1 to 1.2 dBA CNEL, with the project’s incremental off-site traffic noise level contributions considered “barely perceptible (less than 3.0 dBA CNEL).</p> <p>With respect to on-site traffic noise impacts, the analysis concluded that traffic noise level impacts from the adjacent roadways, including Magnolia Avenue, Monroe Street, Adams Street and SR-91 will cause average noise level impacts to reach approximately 68 dBA CNEL at a distance of 100 feet from the roadway centerline, with the southern portion of the project site approaching 72 dBA CNEL and exceeding the City of Riverside noise interior standard of 45 dBA CNEL. To mitigate these significant impacts, the following mitigation measure will be applied to all future projects within the Specific Plan area:</p> <p><b>MM Noise-1:</b> All classroom and residential buildings adjacent to Magnolia Avenue, Monroe Street and Adams Street shall provide dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 26, standard building construction specifications and a windows closed condition requiring a means of mechanical ventilation.</p> <p><b>MM Noise-2:</b> All classroom and residential buildings adjacent to SR-91 shall provide dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 31, standard building construction specifications and a windows closed condition requiring a means of mechanical ventilation.</p> <p>With respect to on-site operational noise impacts, the study concluded that focused noise analyses will be require to assess and mitigate any impacts associated with future on-site uses including mixed-uses and the future athletics facilities.</p> <p>With respect to construction noise impacts, the analysis concluded that noise levels at 100 feet from construction activities are estimated at 83 dBA, 77 dBA at 200 feet, and 71 dBA at 400 feet. These represent worst-case scenarios during grading activities. To mitigate these significant impacts, the following mitigation measure will be applied to all future projects within the Specific Plan area:</p> <p><b>MM Noise-3:</b> Construction hours shall be limited between the hours of 7:00 a.m. and 7:00 p.m. on week days and between the hours of 8 a.m. and 5 p.m. Saturdays or at any time on Sunday or federal holidays.</p> <p><b>MM Noise-4:</b> During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards. All stationary construction equipment so that emitted noise is directed away from noise-sensitive receptors nearest the project site.</p> <p><b>MM Noise-5:</b> Equipment staging areas shall be located as far as feasible from sensitive receptors.</p> <p><b>MM Noise-6:</b> Haul truck deliveries shall be limited to the construction hours. Haul routes shall not pass sensitive land uses, to the extent feasible.</p> <p><b>MM Noise-7:</b> Residents shall be notified, via postings on the construction site, 24 hours before major construction-related noise impacts commence.</p> <p>With implementation of the mitigation measures, noise levels can be reduced to meet all applicable noise standards, and therefore, impacts are considered <b>less than significant with mitigation</b> on the exposure of persons to or the generation of noise levels in excess of established City standards either directly, indirectly or cumulatively.</p>				
b. Exposure of persons to or generation of excessive	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
groundborne vibration or groundborne noise levels?				
<p><b>12b. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report, Noise Impact Analysis, prepared by Urban Crossroads, August 2011)</p> <p>Construction related activities although short term, are the most common source of groundborne noise and vibration that could affect occupants of neighboring uses. While intermittent, train vibration is also a significant source of groundborne noise and vibration. Since the project site is not located next to railroad tracks but will involve short term construction activities a noise impact analysis was prepared for this project. The analysis has assessed the potential for noise impacts related to construction per GP 2025 FPEIR, Table 5.11-G, Vibration Source Levels for Construction Equipment, on-site stationary noise sources, and vehicular-related noise. With implementation of <b>MM Noise-3 through MM Noise-7</b> outlined in 12a above, the project will be in compliance with the City’s noise standards and found impacts related to groundborne vibration and groundborne noise levels as a result of the project to be <b>less than significant with mitigation</b> directly, indirectly and cumulatively.</p>				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12c. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code, Noise Impact Analysis, prepared by Urban Crossroads, August 2011)</p> <p>To determine whether the proposed project would result in a permanent increase in ambient noise levels, a noise impact analysis was prepared. The analysis assumed complete build out of the Specific Plan, as proposed, with a student population of 8,080 by 2020. The analysis concluded that potential traffic noise level impacts, the principal source of ambient noise, for build out of the Specific Plan will range from 0.1 to 1.2 dBA CNEL, with the project’s incremental off-site traffic noise level contributions considered “barely perceptible (less than 3.0 dBA CNEL). Because the permanent increase in ambient noise levels as a result of the project is less than +5 dB (perceptible increase) impacts related to a permanent increase in ambient noise levels will be <b>less than significant</b> directly, indirectly and cumulatively.</p>				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12d. Response:</b> (Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report, Noise Impact Analysis, prepared by Urban Crossroads, August 20)</p> <p>The primary source of temporary or periodic noise associated with the proposed project is from construction activity and maintenance work. Construction noise typically involves the loudest common urban noise events associated with building demolition, grading, construction, large diesel engines, truck deliveries and hauling. To determine whether the proposed project would result in a temporary increase in ambient noise levels, a noise impact analysis was prepared. The analysis concluded that noise levels at 100 feet from construction activities are estimated at 83 dBA, 77 dBA at 200 feet, and 71 dBA at 400 feet. These represent worst-case scenarios during grading activities. To mitigate these significant impacts, the mitigation measures <b>MM Noise-3 through MM Noise-7</b> outlined in 12a above will be implemented. Therefore, impacts related to temporary increase in ambient noise levels will be <b>less than significant with mitigation</b> directly, indirectly and cumulatively.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project 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"/>



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>12e. Response:</b> (Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>Although the proposed project is located within an airport land use plan and within two miles of a public airport, the proposed project is not located within any of the airport noise contour areas as depicted on Figures N-8 and N-9 of the Noise Element of the General Plan 2025. For this reason, the project would not expose people residing or working in the project area to excessive noise levels related to airport noise. Therefore, impacts will be <b>less than significant</b> directly, indirectly and cumulatively on people residing or working in the project area to excessive noise levels.</p>				
<p>f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>12f. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>Per the GP 2025 Program FPEIR, there are no private airstrips within the City that would expose people working or residing in the City to excessive noise levels. Because the proposed project consists of development anticipated under the General Plan 2025, is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have <b>no impact</b> directly, indirectly or cumulatively.</p>				
<p><b>13. POPULATION AND HOUSING.</b></p>				
<p>Would the project:</p>				
<p>a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13a. Response:</b> (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG’s RCP and RTP)</p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p> <p>As proposed, the project will directly induce population growth that was not considered under the General Plan 2025. However, studies related to air quality, cultural resources, greenhouse gases, noise, traffic and water quality have been completed in conjunction with this project and provide a number of mitigation measures to ensure the projected population increase will not have a significant impact. Further, the draft Specific Plan includes demand projections at build out for water, sewer and storm drain facilities, which have been analyzed and accepted by the City’s Public Utilities and Public Works Departments with mitigation. Therefore, with the proposed mitigation measures found in the Mitigation Measures Monitoring Program, impacts will be <b>less than significant with mitigation</b> both directly and indirectly.</p>				
<p>b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>13b. Response:</b> (Source: CADME Land Use 2003 Layer)</p> <p>The project will not displace existing housing, necessitating the construction of replacement housing elsewhere because the project proposes to increase the number of student housing units to accommodate the anticipated growth. While the long</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
term phasing plan of the Specific Plan removes student housing along Diana Street, new units above and beyond the existing number is anticipated with build out of the Specific Plan. Therefore, there will be <b>no impact</b> on existing housing either directly, indirectly or cumulatively.				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>13c. Response: (Source: CADME Land Use 2003 Layer)</b></p> <p>The project will not displace any people, necessitating the construction of replacement housing elsewhere because the project proposes to increase the number of student housing units to accommodate the anticipated growth. While the long term phasing plan of the Specific Plan removes student housing along Diana Street, new units above and beyond the existing number is anticipated with build out of the Specific Plan. Therefore, this project will have <b>no impact</b> on people, necessitating the need for replacement housing either directly, indirectly or cumulatively.</p>				
<b>14. PUBLIC SERVICES.</b>				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>14a. Response: (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)</b></p>				
<p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p>				
<p>As proposed, the project will directly induce population growth that was not considered under the General Plan 2025. However, adequate fire facilities and services are provided by Station 10 located at 2590 Jefferson Street to serve this project. Further, the draft Specific Plan has been analyzed and accepted by the Riverside Fire Department. Finally, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, there will be <b>less than significant impacts</b> on the demand for additional fire facilities or services either directly, indirectly or cumulatively.</p>				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>14b. Response: (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)</b></p>				
<p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p>				
<p>As proposed, the project will directly induce population growth that was not considered under the General Plan 2025. However, adequate police facilities and services are provided by Neighborhood Policing Center (Lincoln Station) located at 8181 Lincoln Avenue to serve this project. Further, the draft Specific Plan has been analyzed and accepted by the Riverside Police Department. With implementation of these CPTED principles, General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be <b>less than significant impacts</b> on the demand for additional police facilities or services either directly, indirectly or cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14c. Response:</b> (Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level, and Figure 5.13-4 – Other School District Boundaries)</p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p> <p>While the project proposes residential uses, all the future housing units within the Specific Plan will be student housing and will not involve the addition of any housing units that would increase numbers of school age children, thus, not creating a demand for additional school facilities. Therefore, there will be <b>no impact</b> on the demand for additional school facilities or services either directly, indirectly or cumulatively</p>				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>14d. Response:</b> (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative)</p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p> <p>While the project proposes residential uses, all the future housing units within the Specific Plan will be student housing and will not involve the addition of any housing units that would increase demand for City parks given that CBU currently provides substantial recreational facilities for students. Further, the Specific Plan will continue to provide additional recreational facilities through build out. Therefore, there will be <b>less than significant impacts</b> on the demand for additional park facilities or services either directly, indirectly or cumulatively.</p>				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>14e. Response:</b> (Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards)</p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p> <p>While the project proposes residential uses, all the future housing units within the Specific Plan will be student housing and will not involve the addition of any housing units that would increase demand for public facilities and service such as libraries and communities centers given that CBU currently provides such facilities for students. Further, the Specific Plan will continue to provide these types of facilities through build out. Therefore, there will be <b>less than significant impacts</b> on the demand for additional facilities or services either directly, indirectly or cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>15. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>15a. Response:</b> <i>(Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</i></p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p> <p>While the project proposes residential uses, all the future housing units within the Specific Plan will be student housing and will not involve the addition of any housing units that would increase demand for recreation facilities given that CBU currently provides such facilities for students. Further, the Specific Plan will continue to provide these types of facilities through build out. Therefore, there will be <b>less than significant impacts</b> on the demand for additional facilities or services either directly, indirectly or cumulatively.</p>				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15b. Response:</b> <i>(Source:)</i></p> <p>Within the Specific Plan recreational facilities are proposed to accommodate the proposed growth on campus. Therefore, the population growth on campus will not impact existing city owned parks and recreational facilities.</p> <p>The CBU Specific Plan does propose the construction of a new sports arena in the future. Since the exact details and specifics of the sports arena are not available at this time, the future arena shall be conditionally permitted in the Athletics Planning Area subject to the granting of a minor conditional use permit and pursuant to the Zoning Code, Chapter 19.730 Minor Conditional Use Permit process to adequately evaluate and mitigate any potential negative environmental impacts associated with the construction and operation of a sports arena within the Specific Plan area. As such, with implementation of MM Rec-1 there will be a <b>less than significant impacts with mitigation</b> on the demand for additional facilities or services either directly, indirectly or cumulatively.</p> <p><b>MM Rec-1:</b> To adequately evaluate and mitigate any potential negative environmental impacts associated with the construction and operation of sports arenas within the Specific Plan area, sports arenas shall be conditionally permitted in the Athletics Planning Area subject to the granting of a minor conditional use permit and pursuant to the Zoning Code, Chapter 19.730 Minor Conditional Use Permit process.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>16. TRANSPORTATION/TRAFFIC.</b> Would the project result in:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16a. Response:</b> <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP, Traffic Impact Analysis, prepared by Rick Engineering Company, November 2011)</i></p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p> <p>As proposed, the project will directly induce population growth that was not considered under the General Plan 2025. However, even with the proposed vacation of Diana Street, roadway capacity is adequate to accommodate the projected traffic volumes of the proposed project. As determined by the traffic impact analysis prepared for the proposed project, the proposed project is anticipated to generate 14,867 additional daily trips (ADT) with 1,050 am peak hour trips and 1,212 pm peak hour trips. This represents an increase of 6,637 daily trips when compared to existing trips. While all intersections and roadway segments near the project site are expected to operate at LOS D or better with implementation of the Specific Plan at build out in 2020, one intersection (Adams Street and Indiana Avenue) is expected to operate at LOS F and several roadway segments in the project area are expected to operate at LOS E with the General Plan 2025 build out. Given that the project will contribute to these impacts, the traffic impact analysis recommends the mitigation measures listed below to mitigate potentially significant traffic impacts associated with the projected increase in daily trips. Therefore, the increase in traffic in relation to the existing traffic load and capacity of the street system is <b>less than significant with mitigation</b> directly, indirectly or cumulatively.</p> <p><b>MM Trans-1:</b> Construction of an additional northbound left-turn lane (total of two left-turn lanes onto campus) and increase of both storage pockets to 250 feet in length on Adams Street at Lancer Lane/Briarwood Drive.</p> <p><b>MM Trans-2:</b> Construction of Lancer Lane at Adams Street to include two inbound lanes and three outbound lanes (one left-turn lane, one through lane and one right-turn lane). Provide 200 feet of storage for the left-turn lane. This internal roadway will continue to connect to Magnolia Avenue and will serve as the primary roadway to the campus.</p> <p><b>MM Trans-3:</b> Dedicate and construct the project’s frontage improvements along Adams Street, ultimately a six-lane arterial with 120 feet of right-of-way, to include travel lanes in the southbound direction between Magnolia Avenue and Diana Avenue.</p> <p><b>MM Trans-4:</b> Monroe Street – Dedicate and construct the project’s frontage improvements along Monroe Street, ultimately a four-lane arterial with 88 feet of right-of-way to include two-travel lanes in the northbound direction.</p>				
b. Conflict with an applicable congestion management program, including but not limited to level of service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
<p><b>16b. Response:</b> <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP, Traffic Impact Analysis, prepared by Rick Engineering Company, November 2011)</i></p> <p>The roadway capacity of Magnolia Avenue, a principal arterial within Riverside County’s Congestion Management Program (CMP), is adequate to accommodate the projected traffic volumes, of the proposed project. As determined by the traffic impact analysis prepared for the proposed project, all intersections and roadway segments near the project site are expected to operate at LOS D or better with implementation of the Specific Plan at build out in 2020, one intersection (Adams Street and Indiana Avenue) is expected to operate at LOS F and several roadway segments in the project area are expected to operate at LOS E, including sections of Magnolia Avenue, with the General Plan 2025 build out. Given that the project will contribute to these impacts, the traffic impact analysis recommends mitigation measures <b>MM Trans-1 through MM Trans-4</b> (listed in 16a above) to mitigate potentially significant traffic impacts associated with build out of the Specific Plan, consistent with the CMP. In addition, the project is consistent with the Transportation Demand Management/Air Quality components of the Program. Therefore, increase in traffic in relation to the existing traffic load and capacity of the street system is <b>less than significant with mitigation</b> directly, indirectly and cumulatively.</p>				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16c. Response:</b> <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999)and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)</i></p> <p>The proposed project is located within Safety and/or Airport Compatibility Zones D and E as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for Riverside Municipal Airport as noted in the Riverside County Airport Land use Compatibility Plan (RCALUCP). The project was reviewed and approved by the Airport Land Use Commission (ALUC) on September 13, 2012 under case ZAP1055RI12 to ensure that the project is consistent with the compatibility zone as well as in compliance with the land use standards in the RCALUP. The project was approved with the mitigations measures listed in 8e above (<b>MM Haz-1 through MM Haz-4</b>). Compliance with these mitigation measures will ensure that the project will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. As such, this project will have a <b>less than significant impact with mitigation</b> directly, indirectly or cumulatively on air traffic patterns.</p>				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16d. Response:</b> <i>(Source: Project Site Plans, Lane Striping and Signing Plans and Traffic Impact Analysis, prepared by Rick Engineering Company, November 2011)</i></p> <p>The proposed project is compatible with adjacent existing uses. As well, it has been designed so as not to cause any incompatible use or additional or any hazards to the surrounding area or general public. The traffic impact analysis prepared for the proposed project, the street design and geometrics of all streets improvements, including the proposed on-campus roadway (Lancer Lane), and the proposed vacation of Diana Street have been evaluated and accepted by the Public Works Department. Therefore, the project will have a <b>less than significant impact</b> on increasing hazards through design or incompatible uses directly, indirectly or cumulatively.</p>				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16e. Response:</b> <i>(Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code, Traffic Impact Analysis, prepared by Rick Engineering Company, November 2011)</i></p> <p>The project will be served by existing, fully improved streets, including Magnolia Avenue, Adams Street and Monroe</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>Street as well as a network of on-site primary, secondary and emergency vehicle access roadways. As part of the project, approximately 2.47 acres of Diana Street will be vacated to accommodate the build out of the Specific Plan. While the Diana Street will no longer be a public street, it will become a private access road and continue to provide access to the southerly portion of the Specific Plan area through build out of the Specific Plan. All streets have been designed to meet the Public Works and Fire Departments' specifications at full build out of the Specific Plan. As part of the project's construction, a temporary street closing will be necessary. Any street closing will be of short duration so as not to interfere or impede with any emergency response or evacuation plan. Therefore, there will be a <b>less than significant impact</b> directly, indirectly or cumulatively to emergency access.</p>				
<p>f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16f. Response:</b> <i>(Source: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)</i></p> <p>The project, as proposed, is not in conflict with adopted policies, plans or programs supporting alternative transportation. To the contrary, the draft Specific Plan includes a number of objectives, policies, development standards and guidelines designed to support existing public transit, bicycle and pedestrian facilities as well as increase and improve these facilities through build out of the Specific Plan. Therefore, there will be <b>no impact</b> directly, indirectly and cumulatively related to adopted policies, plans or programs supporting alternative transportation.</p>				
<p><b>17. UTILITIES AND SYSTEM SERVICES.</b></p>				
<p>Would the project:</p>				
<p>a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>17a. Response:</b> <i>(Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</i></p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p> <p>As proposed, the project will directly induce population growth that was not considered under the General Plan 2025. However, all future development is required to comply with all provisions of the NPDES program and the City's Municipal Separate Sewer Permit (MS4), as enforced by the Regional Water Quality Control Board (RWQCB). Further, the draft Specific Plan includes wastewater demand projections at build out, which have been analyzed and accepted by the City's Public Works Department. Therefore, the proposed project would not exceed applicable wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City. Because the proposed project is required to adhere to the above regulations related to wastewater treatment the project will have a <b>less than significant</b> impact.</p>				
<p>b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>17b. Response:</b> <i>(Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</i></p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p> <p>As proposed, the project will directly induce population growth that was not considered under the General Plan 2025, which will require new water and wastewater facilities. However, the draft Specific Plan includes water and wastewater demand projections at build out, which have been analyzed and accepted with mitigation by the City’s Public Utilities and Public Works Departments. Therefore, with the mitigation measures below, the proposed project will have a <b>less than significant with mitigation</b> impact.</p> <p><b>MM Util-1:</b> 350 feet of existing 12-inch water line on Lancer Lane shall be realigned.  <b>MM Util-2:</b> 1,400 feet of an 8-inch water line along the primary vehicular roadway shall be constructed.  <b>MM Util-3:</b> A detailed sewer analysis shall be performed during the preparation of improvement plans to verify available capacity on the Magnolia Avenue.  <b>MM Util-4:</b> Approximately 500 feet of 6-inch sewer line to Adams Street shall be extended to serve the proposed Recreational Center.  <b>MM Util-5:</b> Approximately 300 feet of 6-inch sewer line shall be extended to Diana Avenue and a sewer pump to serve the future Sports Arena shall be placed.  <b>MM Util-6:</b> Connect to the existing 12-inch or 15-inch sewer on Monroe Street. The 15-inch sewer line is proposed per the Wastewater Collections and Treatment Facilities Integrated Master Plan.  <b>MM Util-7:</b> Approximately 1,770 feet of 10-inch sewer line shall be constructed to serve the proposed academic buildings.</p>				
<p>c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>17c. Response: (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</b></p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p> <p>As proposed, the project will directly induce population growth that was not considered under the General Plan 2025, which will require new storm water facilities. However, the draft Specific Plan includes storm water demand projections at build out, which have been analyzed and accepted with mitigation by the City’s Public Works Department. Therefore, with the mitigation measures below, the proposed project will have a <b>less than significant with mitigation</b> impact.</p> <p><b>MM Util-8:</b> Upgrade the existing on-site basin to detain increased runoff from existing development to keep the outflow at or below the existing storm flows.  <b>MM Util-9:</b> Construct local area storm drains surrounding any proposed academic buildings that tie to the existing storm drain systems draining to the basin.  <b>MM Util-10:</b> Extend the existing 30-inch storm drain along Lancer Lane to provide drainage facilities for the re-aligned primary vehicular roadway.  <b>MM Util-11:</b> Re-design the existing on-site basin to current water quality basin standards to improve the pollutants removal efficiency and storm water mitigation.  <b>MM Util-12:</b> Design the outlet structure to detain storm water runoff to pre-project conditions.  <b>MM Util-13:</b> Connect the outlet structure to the existing 30-inch storm drain on Magnolia Avenue, ultimately draining to the existing Monroe Street Channel.</p>				
<p>d. Have sufficient water supplies available to serve the project</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
from existing entitlements and resources, or are new or expanded entitlements needed?				
<p><b>17d. Response:</b> (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025)</p>				
<p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p>				
<p>As proposed, the project will directly induce population growth that was not considered under the General Plan 2025, which will have a demand on water supplies. However, the draft Specific Plan includes water demand projections at build out, which have been analyzed and accepted by the City’s Public Utilities. Further, the City’s Urban Water Management Plan must be updated every five years to include the most recent population trends. Similarly, the City must consult with the Riverside Public Utilities regarding future development projects exceeding the thresholds noted in the CEQA Guidelines Section 15155 to ensure that sufficient water supplies are available and this review took place. Therefore, this project was found to have a <b>less than significant impact</b> on water supplies either directly, indirectly or cumulatively, after consultation with the Riverside Public Utilities Department.</p>				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>17e. Response:</b> (Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Wastewater Integrated Master Plan and Certified EIR)</p>				
<p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p>				
<p>As proposed, the project will directly induce population growth that was not considered under the General Plan 2025, which will require new wastewater facilities. However, the draft Specific Plan includes wastewater demand projections at build out, which have been analyzed and accepted with mitigation by the City’s Public Utilities and Public Works Departments. Therefore, with mitigation measures <b>MM Util-3 through MM Util-7</b> in 17b, the proposed project will have a <b>less than significant with mitigation</b> impact.</p>				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>17f. Response:</b> (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)</p>				
<p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p>				
<p>As proposed, the project will directly induce population growth that was not considered under the General Plan 2025, which will increase demand for solid waste disposal. However, the draft Specific Plan has been analyzed and accepted by the City’s Public Works Department. Therefore, a <b>less than significant impact</b> to landfill capacity will occur directly, indirectly or cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17g. Response:</b> (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)  The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all projects and 100% of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed project must comply with the City's waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, <b>no impacts</b> related to solid waste statutes will occur directly, indirectly or cumulatively.</p>				
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>18a. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code, Cultural Resources Survey, prepared by JM Researching and Consulting, June 2012)</p> <p>Potential impacts related to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside’s history or prehistory were discussed in the Cultural Resources Section of this Initial Study, and were found to be <b>less than significant with mitigation</b>.</p>				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>18b. Response:</b> (Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)</p> <p>The project involves the establishment of the California Baptist University (CBU) Specific Plan. The purpose of the Specific Plan is to establish a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Specific Plan. The Specific Plan assumes a student population of 8,080 by 2020 at complete build out.</p> <p>As proposed, the project will directly induce population growth that was not considered under the General Plan 2025. However, studies related to air quality, cultural resources, greenhouse gases, noise, traffic and water quality have been completed in conjunction with this project and provide several mitigation measures. Further, the draft Specific Plan includes demand projections at build out for water, sewer and storm drain facilities, which have been analyzed and</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
accepted by the City's Public Utilities and Public Works Departments with mitigation. Therefore, with the proposed mitigation measures found in the Mitigation Measures Monitoring Program, impacts will be <b>less than significant with mitigation</b> directly, indirectly and cumulatively.				
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"/>
<p><b>18c. Response: Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</b></p> <p>Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology &amp; water quality, noise, population and housing, public facilities, hazards and hazardous materials, recreation, and transportation traffic sections of this initial study. Project impacts related to <b>air quality, cultural resources, hazards and hazardous materials, noise, population and housing, recreation, transportation, and utilities and system services</b> are potentially significant, however can be mitigated to a less than significant level. Based on the analysis and conclusions in this initial study, the project, with mitigation, will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed project are <b>less than significant with mitigation</b>.</p>				

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

**Staff Recommended Mitigation Measures**

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
Air Quality	<p><b>MM Air-1:</b> The following measures shall be incorporated into project plans and specifications as implementation of Rule 403:</p> <ul style="list-style-type: none"> <li>• All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.</li> <li>• The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three times a day during dry weather. Watering, with complete coverage of disturbed areas shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day. As shown in Table XI-A, located in Appendix “E”, implementation of this measure is estimated to reduce PM10 and PM2.5 fugitive dust emissions by approximately 61%.</li> <li>• The contractor shall ensure that traffic speeds on unpaved and Project site areas are reduced to 15 miles per hour or less to reduce PM10 and PM2.5 fugitive dust haul road emissions by approximately 44%.</li> </ul>	Future Site-Specific Environmental Review.	Planning Division	Compliance with Future Project Conditions of Approval.

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

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p><b>MM Air-2:</b> The California Air Resources Board, in Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, imposes a requirement that heavy duty trucks accessing the site shall not be idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Prior to issuance of a grading permit, the grading plans shall reference that a sign shall be posted on-site stating that construction workers need to shut off engines after five minutes of idling.</p>	<p>Prior to issuance of grading permit for future projects.</p>	<p>Planning Division</p>	<p>Compliance with Future Project Conditions of Approval.</p>
	<p><b>MM Air-3:</b> Grading plans, construction specifications and bid documents shall include notation that all Rubber Tired Dozers and Scrapers shall be CARB Tier 2 Certified or better. The City shall review grading plans, construction specification, and bid documents for conformance with this mitigation measure prior to approval of grading plans and issuance of grading permits.</p>	<p>Prior to issuance of grading permit for future projects.</p>	<p>Planning Division</p>	<p>Compliance with Future Project Conditions of Approval.</p>
	<p><b>MM Air-4:</b> In order to reduce localized Project impacts to sensitive receptors in the Project vicinity during construction, construction equipment staging areas shall be located at least 300-feet away from sensitive receptors.</p>	<p>During construction of future projects.</p>	<p>Building &amp; Safety Division</p>	<p>Construction Inspection.</p>
	<p><b>MM Air-5:</b> Prior to issuance of a building permit, the building plans shall reference that, only “Zero-Volatile Organic Compounds” paints (no more than 150 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 will be used.</p>	<p>Prior to issuance of individual building permits.</p>	<p>Planning Division</p>	<p>Compliance with Future Project Conditions of Approval.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p><b>MM Air-6:</b> In order to reduce Project-related air pollutant and greenhouse gas (GHG) emissions, and promote sustainability through conservation of energy and other natural resources, building and site plan designs shall ensure that the Project energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 15 percent. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City prior to the issuance of the first building permit. Any combination of the following design features may be used to fulfill this mitigation measure provided such that the total increase in efficiency meets for exceeds 15 percent:</p> <ul style="list-style-type: none"> <li>• Building shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City of Riverside.</li> <li>• Increase in insulation such that heat transfer and thermal bridging is minimized;</li> <li>• Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;</li> <li>• Incorporate dual-paned or other energy efficient windows;</li> <li>• Incorporate energy efficient space heating and cooling equipment;</li> <li>• Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City of Riverside. Automatic devices turn off lights when they are not needed shall be implemented.</li> <li>• To the extent that they are compatible with landscaping guidelines established by the</li> </ul>	Prior to issuance of individual building permits.	Planning Division	Compliance with Future Project Conditions of Approval.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p>City of Riverside, shade producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the Project site.</p> <ul style="list-style-type: none"> <li>• Paint and surface color palette for the Project shall emphasize light and off-white colors which will reflect heat away from the buildings.</li> <li>• All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.</li> <li>• To reduce energy demand associated with potable water conveyance, the Project shall implement the following: <ul style="list-style-type: none"> <li>○ Landscaping palette emphasizing drought tolerant plants;</li> <li>○ Use of water-efficient irrigation techniques;</li> <li>○ U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.</li> </ul> </li> </ul>			
	<p><b>MM Air-7:</b> For all new residential projects located within 1,000 feet of any freeway full disclosures shall be provided on all rental, lease and sale documents to future tenants and/or buyers of a potential increased cancer risk due to the proximity of the freeway.</p>	<p>Future Site-Specific Design Review.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
<b>Cultural Resources</b>	<p><b>MM Cultural-1:</b> CBU shall contract with a qualified Consulting Arborist to assess the health and stability of the historic Eucalyptus tree located along an asphalt drive proposed for improvement as a secondary vehicular roadway within the southern boundary of The Colony at CBU (identified during this study as a related feature of the Hawthorne House property) and provide recommendations for long term maintenance and care as well as preservation, protection, and treatment during construction activity, which shall become conditions of approval for this and all future related projects.</p> <ul style="list-style-type: none"> <li>• If the tree is found stable and healthy, CBU shall: <ul style="list-style-type: none"> <li>○ incorporate recommendations for care and maintenance into its campus landscape program;</li> <li>○ incorporate the tree <i>in situ</i> into all future proposed projects for this site;</li> <li>○ design nearby additions/alterations or roadway improvements to avoid or limit disturbance to the tree such as nearby excavation/grading; and if necessary, realign the existing roadway or convert the drive to a pedestrian pathway or open space area/network to accommodate the tree.</li> </ul> </li> </ul>	Site-Specific Environmental Review and/or prior to the issuance of a demolition, grading and/or building permit.	Planning Division	Compliance with Project Conditions of Approval.
	<p><b>MM Cultural-2:</b> Potential impacts of demolition or rehabilitation of the Cooper House have been thoroughly analyzed in successive drafts of an earlier cultural resources study by JMRC from January 2008 through July 2010, which found demolition to be a significant impact under CEQA and recommended the development of a Relocation Program to reduce potential impacts to less than significant. Mitigation shall be as follows:</p>	Site-Specific Environmental Review and/or prior to the issuance of a demolition and/or grading permit.	Planning Division	Compliance with Project Conditions of Approval.



Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<ul style="list-style-type: none"> <li>• The Relocation Program and action under it shall be examined by City staff and may be revised, if appropriate, to include circumstances under which efforts may be considered exhausted, relocation infeasible, and demolition acceptable.</li> <li>• In the event the Cooper House is demolished under a revised Relocation/Demolition Program, which would constitute a substantial adverse effect, other applicable recommendations in the previous study (JMRC 2008-2010) to reduce project impacts shall be imposed: <ul style="list-style-type: none"> <li>○ prior to the issuance of a demolition permit, a comprehensive documentation program, such as the Historic American Building Survey (HABS), which includes measured drawings, photographic recordation, and written history and description (satisfied by JMRC 2010), is completed by a qualified professional and submitted to the City of Riverside Community Development Department, Planning Division, the Eastern Information Center (EIC); and California Baptist University.</li> <li>○ an opportunity for architectural salvage is given to a local architectural salvage group.</li> </ul> </li> </ul>			
	<p><b>MM Cultural-3:</b> Exterior additions or alterations to existing buildings, the removal of private open space patios and balconies, and the improvement of the existing asphalt drive have the potential to significantly impact the Rose Garden Village/Royal</p>	<p>Prior to issuance of building permit.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p>Rose by compromising its architecture, character, setting and scale. Mitigation shall be as follows:</p> <ul style="list-style-type: none"> <li>• Exterior alteration of, and addition to, existing buildings shall be avoided and new construction shall be designed in accordance with the <i>Secretary of the Interior's Standards</i> and applicable Guidelines.</li> <li>• Private open space patios and balconies, and other character defining features, of the Rose Garden Village/Royal Rose shall not be removed.</li> <li>• Historic plaques and markers shall be retained in place and those previously removed shall be reinstalled.</li> <li>• The path of the asphalt drive shall not be altered and its improvement shall not remove important landscape features or compromise its contribution to scale and character.</li> <li>• CBU shall contract with a qualified Rosarian to determine if Pat Nixon, Frank Miller, or other important rose varieties are extant and provide recommendations for long term care and maintenance as well as preservation, protection, and treatment during construction activity, which shall become mitigation measures.</li> </ul>			
	<p><b>MM Cultural-4:</b> Additions, alterations and new construction, including expansion of parking and realignment of Campus Drive, have the potential to significantly impact this historic resource by compromising integrity of design and setting. Mitigation shall be as follows:</p> <ul style="list-style-type: none"> <li>• Additions, alterations, and new construction shall be designed and undertaken in accordance with the <i>Secretary of the Interior's Standards</i> and applicable Guidelines.</li> </ul>	Prior to issuance of building permit.	Planning Division	Compliance with Project Conditions of Approval.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<ul style="list-style-type: none"> <li>Alteration of existing dormitories shall be limited to the addition of 2-story east-west attached or detached wings to Smith Hall to match the design of Simmons Hall and the historic plan to enlarge Smith Hall.</li> <li>New buildings shall be designed to be compatible in size, scale, and mass with existing dormitories and incorporate character defining features such as vertically stacked fenestration, solid-to-void wall spatial patterns, central towers, and curtain walls.</li> <li>Additions, alterations, and new construction, expansion of Lots 6 &amp; 7, and realignment of Campus Drive shall be designed to maximize retention of green space, maintain geometric hardscape and landscape patterns, and minimize removal of mature trees.</li> </ul>			
	<p><b>MM Cultural-5:</b> A new academic building is proposed to replace the athletic modular bungalows (west) and a portion of Lot 2 by 2020. Another academic building is to be placed to the north, also in Lot 2, west of the JoAnn Hawkins School of Music. The entire west edge of Parking Lot 2 is to be expanded and a new well added near the entrance to the Lancer Outdoor Athletic Theater. The new academic building is to be designed in a roughly triangular shape, which will preserve the original geometric spatial relationship among the dormitories, the gym and common grounds between and among them (3-19), but the size, height and mass of the new building and related reduction of open space has the potential to significantly impact the gym. The alignment of the proposed west elevation is just north of, and coincident with, the alignment of the of the gym's east elevation, appearing more as an addition to the gym. The proximity to the gym and common alignment competes with the imposing stature of the gym.</p>	<p>Prior to issuance of building permit.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p>Mitigation shall be as follows:</p> <ul style="list-style-type: none"> <li>• The academic building shall be designed to minimize visual impacts and preserve the imposing statement of the gym on the landscape in the following ways: <ul style="list-style-type: none"> <li>○ Building footprint shall be reduced to provide greater space between the new academic building and the alignment of the north and east elevations of the gym.</li> <li>○ The entire existing green space and geometrically patterned turf-walkway alignment between the gym and current athletic bungalows shall be preserved.</li> <li>○ Setback from adjacent roadways shall be maximized.</li> <li>○ Overall height shall not exceed that of the gym.</li> </ul> </li> </ul> <p>Design shall be stylistically harmonious with the gym.</p>			
	<p><b>MM Cultural 6:</b> The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:</p> <ol style="list-style-type: none"> <li>a. In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological</li> </ol>	<p>Prior to issuance of grading permit.</p>	<p>Individual grading contractors  Registered Professional Archaeologist</p>	<p>Compliance with Project Conditions of Approval.  Final report to City Planning Division from archeologist; if resources are found.</p>

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

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p>associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>			
<b>Hazards and Hazardous Materials</b>	<b>MM Haz-1:</b> Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.	Prior to issuance of building permit.	Planning Division	Compliance with Project Conditions of Approval.
	<b>MM Haz-2:</b> The following uses shall be prohibited: <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, landfills, trash transfer stations that are open on one or more sides, recycling centers</li> </ol>	Prior to issuance of building permit.	Planning Division	Compliance with Project Conditions of Approval.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p>containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.)</p> <p>d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>e. Children's schools, hospitals, and nursing homes.</p>			
	<p><b>MM Haz-3:</b> Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. In the event that the requirements of this condition cannot be met, CBU (or its successor-in-interest) shall work with the City Airport Department and a qualified bird strike/wildlife hazard management consultant to prepare a Wildlife Hazard Management Plan that is acceptable to both the airport operator and the United States Department of Agriculture Wildlife Services agency.</p>	<p>Prior to final WQMP finalization.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval.</p>
	<p><b>MM Haz-4:</b> Prior to issuance of building permits for any new structure or remodeling that would increase the height of any existing structure, CBU (or its successor-in-interest, if applicable) shall submit documentation verifying that the structure's elevation above mean sea level (at top point, including all roof-mounted equipment and lighting, if applicable): (1) will not exceed the elevation of Runway 16-32 at its southerly terminus (747.5 feet above mean sea level) by more than one foot for every 100 feet of distance from the structure to that runway; and, (2) will not exceed the elevation of Runway 9-27 at its easterly terminus (815 feet above</p>	<p>Prior to issuance of building permit.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	mean sea level) by more than one foot for every 100 feet of distance from the structure to that runway. If both of these requirements cannot be met for any given structure, the applicant shall file Form 7460-1 with the Federal Aviation Administration, and no building permit shall be issued until a “Determination of No Hazard to Air Navigation” is received from the Federal Aviation Administration and filed with the City of Riverside Planning Department, the City of Riverside Building and Safety Department, and the Riverside County Airport Land Use Commission.			
<b>Noise</b>	<b>MM Noise-1:</b> All classroom and residential buildings adjacent to Magnolia Avenue, Monroe Street and Adams Street shall provide dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 26, standard building construction specifications and a windows closed condition requiring a means of mechanical ventilation.	Prior to issuance of building permit.	Planning Division	Compliance with Project Conditions of Approval.
	<b>MM Noise-2:</b> All classroom and residential buildings adjacent to SR-91 shall provide dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 31, standard building construction specifications and a windows closed condition requiring a means of mechanical ventilation.	Prior to issuance of building permit.	Public Works Department	General Plan Progress Report.
	<b>MM Noise-3:</b> Construction hours shall be limited between the hours of 7:00 a.m. and 7:00 p.m. on week days and between the hours of 8 a.m. and 5 p.m. Saturdays or at any time on Sunday or federal holidays.	During construction of future projects.	Building & Safety Division	Construction Inspection.
	<b>MM Noise 4:</b> To mitigate for temporary noise from construction activities to existing sensitive receptors when a variance is granted related to construction times, additional measures shall be applied by the City, to the extent feasible, to reduce noise impacts to sensitive receptors. Additional measures could include, but are not limited to locating work at night away from sensitive receptors, limiting the duration of work needing to be completed under the variance, and ensuring construction equipment is properly	During construction of future projects.	Building & Safety Division	Construction Inspection.



Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	fitted and maintained with mufflers.			
	<b>MM Noise-5:</b> Equipment staging areas shall be located as far as feasible from sensitive receptors.	During construction of future projects.	Building & Safety Division	Construction Inspection.
	<b>MM Noise-6:</b> Haul truck deliveries shall be limited to the construction hours. Haul routes shall not pass sensitive land uses, to the extent feasible.	During construction of future projects.	Building & Safety Division	Construction Inspection.
	<b>MM Noise-7:</b> Residents shall be notified, via postings on the construction site, 24 hours before major construction-related noise impacts commence.	Prior to building permit issuance.	Planning Division	Compliance with Project Conditions of Approval.
<b>Recreation</b>	<b>MM Rec-1:</b> To adequately evaluate and mitigate any potential negative environmental impacts associated with the construction and operation of sports arenas within the Specific Plan area, sports arenas shall be conditionally permitted in the Athletics Planning Area subject to the granting of a minor conditional use permit and pursuant to the Zoning Code, Chapter 19.730 Minor Conditional Use Permit process.	Site-Specific Environmental Review.	Planning Division	Compliance with Project Conditions of Approval.
<b>Transportation</b>	<b>MM Trans-1:</b> Construction of an additional northbound left-turn lane (total of two left-turn lanes onto campus) and increase of both storage pockets to 250 feet in length on Adams Street at Lancer Lane/Briarwood Drive.	As required to meet demand of future projects.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Trans-2:</b> Construction of Lancer Lane at Adams Street to include two inbound lanes and three outbound lanes (one left-turn lane, one through lane and one right-turn lane). Provide 200 feet of storage for the left-turn lane. This internal roadway will continue to connect to Magnolia Avenue and will serve as the primary roadway to the campus.	As required to meet demand of future projects.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Trans-3:</b> Dedicate and construct the project's frontage improvements along Adams Street, ultimately a six-lane arterial with 120 feet of right-of-way, to include travel lanes in the southbound direction between Magnolia Avenue and Diana Avenue.	As required to meet demand of future projects.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Trans-4:</b> Monroe Street – Dedicate and construct the project's frontage improvements along Monroe Street, ultimately a four-lane arterial with 88 feet of right-of-way to include two-travel lanes in the northbound direction.	As required to meet demand of future projects.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
<b>Utilities &amp; Service Systems</b>	<b>MM Utilities-1:</b> 350 feet of existing 12-inch water line on Lancer Lane shall be realigned.	As required to meet demand of future projects.	Planning Division Public Utilities Department	Compliance with Project Conditions of Approval.
	<b>MM Utilities-2:</b> 1,400 feet of an 8-inch water line along the primary vehicular roadway shall be constructed.	As required to meet demand of future projects.	Planning Division Public Utilities Department	Compliance with Project Conditions of Approval.
	<b>MM Utilities-3:</b> A detailed sewer analysis shall be performed during the preparation of improvement plans to verify available capacity on the Magnolia Avenue.	As required to meet demand of future projects.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Utilities-4:</b> Approximately 500 feet of 6-inch sewer line to Adams Street shall be extended to serve the proposed Recreational Center.	Prior to release of occupancy for the Recreation Center.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Utilities-5:</b> Approximately 300 feet of 6-inch sewer line shall be extended to Diana Avenue and a sewer pump to serve the future Sports Arena shall be placed.	Prior to release of occupancy for the Sports Arena.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Utilities-6:</b> Connect to the existing 12-inch or 15-inch sewer on Monroe Street. The 15-inch sewer line is proposed per the Wastewater Collections and Treatment Facilities Integrated Master Plan.	As required to meet the demand of individual projects after the installation of the 15-inch sewer line, per the Wastewater Collections and Treatment Facilities Integrated Master Plan.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Utilities-7:</b> Approximately 1,770 feet of 10-inch sewer line shall be constructed to serve the proposed academic buildings.	Prior to release of occupancy for the proposed academic buildings.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Utilities-8:</b> Upgrade the existing on-site basin to detain increased runoff from existing development to keep the outflow at or below the existing storm flows.	As required to meet demand of future projects.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Utilities-9:</b> Construct local area storm drains surrounding any proposed academic buildings that tie to the existing storm drain systems draining to the basin.	As required to meet demand of future projects.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Utilities-10:</b> Extend the existing 30-inch storm drain along Lancer Lane to provide drainage facilities for the re-aligned primary vehicular roadway.	Prior to construction finalization of Lancer Lane.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<b>MM Utilities-11:</b> Re-design the existing on-site basin to current water quality basin standards to improve the pollutants removal efficiency and storm water mitigation.	As required to meet demand of future projects.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Utilities-12:</b> Design the outlet structure to detain storm water runoff to pre-project conditions.	As required to meet demand of future projects.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	<b>MM Utilities-13:</b> Connect the outlet structure to the existing 30-inch storm drain on Magnolia Avenue, ultimately draining to the existing Monroe Street Channel.	As required to meet demand of future projects.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.