

PLANNING COMMISSION
RECOMMENDED CONDITIONS

Case No.: P13-0852

PLANNING COMMISSION HEARING DATE: May 21, 2015

Case Specific

• **Planning**

1. A demolition permit shall be secured from the City prior to removal of the Riverside Free Methodist Church and associated buildings and site improvements.
2. The Mitigation Measures contained within the Project EIR shall be implemented, as follows:

- a. Sensitive Biological Species – Initial ground-disturbing activities (e.g., demolition, grading) should be conducted outside the bird nesting season (February 15 through August 31). If project activities are planned during the bird nesting season, nesting bird surveys should be conducted within 30 days prior to disturbance to ensure birds protected under the MBTA are not disturbed by demolition-related activities such as noise and increased human presence.

The survey shall consist of full coverage of the on-site trees. If no active nests are found, no additional measures are required. If active nests are found, the nest locations shall be mapped by the biologist utilizing GPS equipment. The nesting bird species will be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging). The biologist shall establish a no-disturbance buffer around each active nest. The buffer will be determined by the biologist based on the species present and surrounding habitat. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the construction supervisor that activities may resume.

- b. HABS - Prior to the issuance of a demolition permit, California Baptist University (CBU) shall produce evidence it has hired a qualified professional and funded the preparation of a HABS Level II (35 mm photography) documentation of the property. The report shall be submitted to the City of Riverside Historic Preservation staff for review and approval prior to the issuance of a demolition permit.
- c. Church History Book - Prior to issuance of a demolition permit, and in cooperation with the RFMC, CBU shall produce evidence it has hired a qualified graphic arts professional and funded the preparation of a digital version of the church history book titled "The Riverside Free Methodist Church Record." CBU shall secure RFMC's approval of the final design of the document. CBU shall also provide the church with a copy of the digital file and 125 bound copies of the document prior to the issuance of a building permit for the future use of the property.

- d. Interpretation – Prior to issuance of a demolition permit, CBU shall produce evidence it has hired a qualified professional to design an interpretive plaque, describing and illustrating the history of RFMC. The design and text of the plaque shall be subject to the approval of the Riverside Historic Preservation staff and RFMC. The design, fabrication, and installation shall be paid for by CBU, and shall be coordinated with the design and completion of the future use of the site. The interpretive plaque shall be on or in the immediate vicinity of the RFMC site.
- e. Salvage – Prior to issuance of a demolition permit, CBU shall provide for architectural salvage from the Sanctuary, with the first priority given to RFMC. Once RFMC has identified what it wants to salvage, CBU shall give a nonprofit historic preservation advocacy group an opportunity to identify what it wants to salvage. All salvage operations shall be completed within 45 days of notice to RFMC and the historic preservation advocacy group identified CBU.
- f. Tree Relocations - CBU shall annotate on the demolition plans for the RFMC property, the relocation of the two *Phoenix canariensis* and one of the *Washingtonia robusta* palm trees from the church property to fill in gaps among the trees on Palm Drive as specified in Figure 31 of the WHS cultural resources report.
- g. Archaeology - Should archaeological resources be unearthed during project activities, all work must be halted and redirected until a qualified archaeologist can examine the site and determine an appropriate course of action.
- h. Greenhouse Gas Reduction – To ensure reductions below the expected "Business As Usual" (BAU) scenario, the project will implement a variety of measures that will reduce its greenhouse gas (GHG) emissions. To the extent feasible, and to the satisfaction of the City of Riverside (City), the following measure will be incorporated into the project construction:
 - 1) Divert at least 50 percent of the demolished and/or grubbed construction materials (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
- i. Hazardous Materials - Prior to demolition activities of the proposed project, a lead-based paint and asbestos survey shall be conducted. Should lead-based paint or asbestos-containing materials be identified during survey, abatement of these materials will be accomplished in accordance with local, State, and Federal guidelines.
- j. To reduce noise impacts, the following mitigation measures shall be implemented:
 - 1) During all project site excavation and grading on site, demolition contractors shall equip all equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. All stationary

equipment shall be placed so that emitted noise is directed away from the campus apartments nearest the project site.

- 2) Equipment staging areas shall be located as far as feasible from the on-campus apartments.
- 3) Haul truck deliveries shall be limited to the demolition hours. Haul routes shall not pass sensitive land uses to the extent feasible.
- 4) On-campus residents shall be notified, via postings on the project site, 24 hours before major demolition-related noise impacts commence.