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The main campus also includes the CBU Historical District, which is eligible for California Register and Local District listing. The CBU Historical District consists of a thematic grouping of buildings representing the original extent of California Baptist College. Buildings within the CBU Historical District include, but are not limited to: the Annie Gabriel Library (constructed in 1922), the Rose Garden Village (constructed in 1961), the Smith & Simmons Halls (constructed in 1968), the Van Dyne Gymnasium (constructed in 1968), and the Wallace Book of Life Theater (constructed in 1973).

The current Specific Plan area includes academic, administrative, recreation/athletic, student housing, open space, parking, and support facilities. Since adoption of the CBUSP in 2013, the CBU campus has continued to grow, both in area and student population.

PROPOSAL:

The applicant is proposing a comprehensive CBUSP Amendment to address the expansion of the campus boundary and the projected increase in student enrollment from 8,414 students in 2015 to 12,000 students by 2025. The CBUSP Amendment also includes the addition of two properties located at 3532 Monroe Street (Health Sciences Campus) and 3626 Monroe Street (Wellness Center) into the Specific Plan boundaries. The CBUSP Amendment includes provisions to streamline the entitlement process for future facilities within the campus and non-contiguous University-owned properties. No physical improvements are proposed in conjunction with the CBUSP Amendment.

The CBUSP Amendment identifies historic resources throughout the CBU campus and establishes protocols for reuse, rehabilitation, and demolition of historic resources in Chapter 6 – Cultural Resources Management, as well as the administrative and permitting procedures for the Specific Plan area in Chapter 8 - Implementation. The provisions of Title 20, Cultural Resources Code of the Riverside Municipal Code, will apply to structures meeting the definition of historic, officially designated landmarks, structures, and resources consistent with the provisions of the CBUSP Amendment.

The CBUSP Amendment involves amendments to the General Plan, Zoning Code, and Magnolia Avenue Specific Plan to facilitate adjustment of the boundaries of the CBUSP.

ENVIRONMENTAL REVIEW:

A project Environmental Impact Report (EIR) has been prepared for the proposed Project pursuant to Sections 15161 and 15126.6 of the California Environmental Quality Act (CEQA) and City of Riverside CEQA Resolution No. 21106. These sections indicate that the project EIR should primarily focus on the changes in the environment that would result from the project. In addition, the EIR describes a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. The Draft EIR includes two alternatives to the project: No Project Alternative – Implementation of the 2013 Approved CBUSP; and Alternative 1 – Increased Student Housing.

The Draft EIR includes an analysis of potential effects associated with Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise and Vibration, Population and Housing,

Public Services, Recreation, Transportation and Traffic, Tribal Cultural Resources, Utilities and Service Systems, and Energy Conservation.

The EIR concludes that with the exception of Transportation and Traffic, all other impacts have been identified as less than significant or have been reduced to below the level of significance with mitigation. The Transportation and Traffic impacts would remain significant and unavoidable. City Council is required to adopt a Statement of Overriding Considerations for these impacts.

As a matter of information, the Planning Commission will consider this project on November 29, 2018. The project and the associated Final EIR are tentatively scheduled for City Council consideration on January 8, 2019.

EXHIBITS:

1. Location Map
2. Proposed Specific Plan Map
3. Proposed Specific Plan Zones and Sub-districts
4. Cultural Resources Map
5. Draft California Baptist University Specific Plan Amendment – City's Website <https://riversideca.gov/planning>
6. Draft Environmental Impact Report – City's Website <https://riversideca.gov/planning>

Copies of the Draft California Baptist University Specific Plan Amendment and Draft Environmental Impact Report are available for inspection at the Planning Division of the Community & Economic Development Department, City Hall, 3900 Main Street, Riverside, CA 92522, Riverside Main Public Library, 3581 Mission Inn Avenue, Riverside, CA 92501 and Riverside Public Library, Arlington Branch, 92556 Magnolia Avenue, Riverside, CA 92503.