



**California Baptist University
Specific Plan Amendment**
P15-0989 (GPA), P17-0543 (SPA),
P15-0987 (RZ), and P15-0990 (EIR)

**Community & Economic
Development Department**

Planning Commission
Agenda Item: 2
November 29, 2018

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LOCATION MAP



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EXISTING SITE PHOTOS



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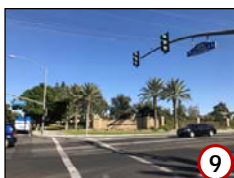
EXISTING SITE PHOTOS



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EXISTING/PROPOSED GENERAL PLAN



Existing

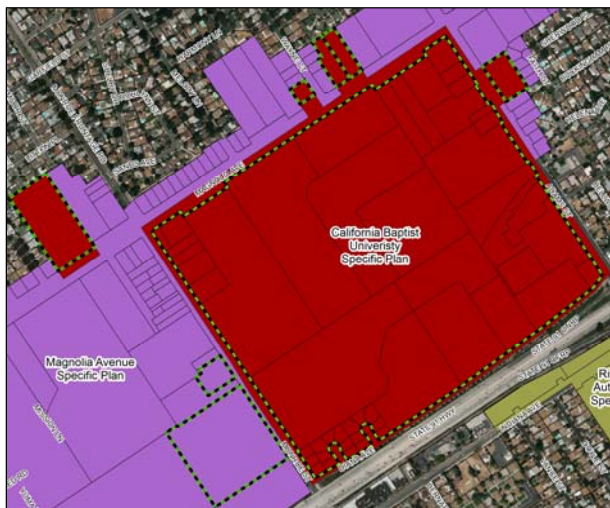


Proposed

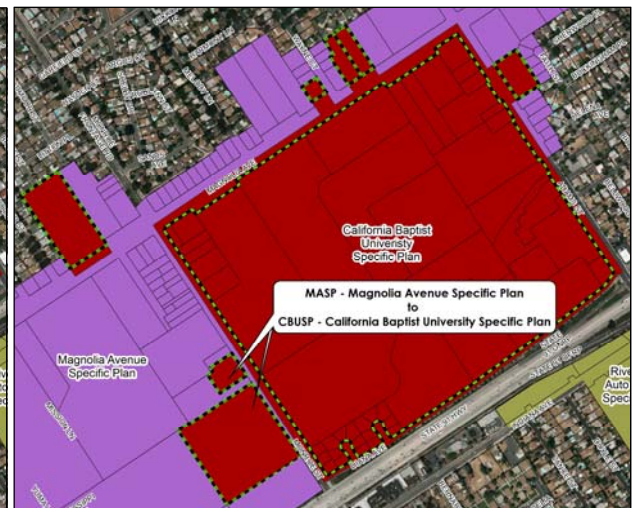


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EXISTING/PROPOSED CBU SPECIFIC PLAN



Existing

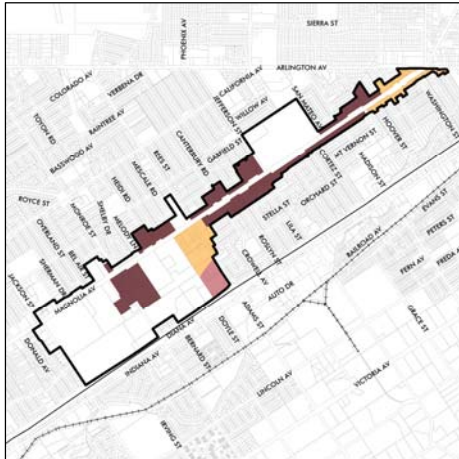


Proposed



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EXISTING/PROPOSED MAGNOLIA AVENUE SPECIFIC PLAN



Existing



Proposed

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EXISTING ZONING MAP



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PROPOSED ZONING MAP



- ① CBUSP Planning Areas → CBUSP - California Baptist University Specific Plan Zone
- ② CBUSP-MU/A-CR – CBUSP - Mixed Use/Academic Planning Area and Cultural Resources Overlay Zones and CBUSP-MU/R-CR – CBUSP - Mixed Use/Residential Planning Area and Cultural Resources Overlay Zones → CBUSP-CR – California Baptist University Specific Plan and Cultural Resources Overlay Zones
- ③ R-1-7000 – Single Family Residential Zone → CBUSP - California Baptist University Specific Plan Zone



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PROPOSED SPECIFIC PLAN ZONE AND SUBDISTRICTS



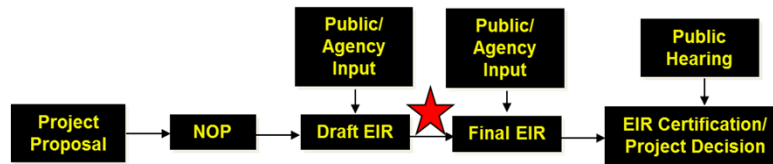
- CUBU SP-1
- CUBU SP-2



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CEQA PROCESS



- **Publish Notice of Preparation**
 - 30-day public review period (May 2 – May 31, 2016)
- **Prepare and Publish Draft EIR**
 - 45-day public review period (September 21 – November 5, 2018)
- **Prepare and Publish Final EIR with Responses to Comments**
- **Present the Final EIR to the City Council for Certification**



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SCOPE OF DRAFT EIR ANALYSIS

Analysis addressed in the EIR includes:

- | | |
|--------------------------------------|---------------------------------|
| • Aesthetics | • Land Use and Planning |
| • Agriculture and Forestry Resources | • Mineral Resources |
| • Air Quality | • Noise and Vibration |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services |
| • Geology and Soils | • Recreation |
| • Greenhouse Gases | • Transportation and Traffic |
| • Hazards and Hazardous Materials | • Tribal Cultural Resources |
| • Hydrology and Water Quality | • Utilities and Service Systems |
| | • Energy Conservation |



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DRAFT EIR RESULTS

- Local Roadways and Intersections: With implementation of all feasible mitigation measures in the future General Plan Buildout scenario, the cumulative level of service (LOS) forecast will result in deficiencies at:
 - Three intersections on Magnolia Avenue (Adams Street, Monroe Street, and Jefferson Street);
 - Five roadway segments on Magnolia Avenue (between Jefferson Street and Adams Street, between Adams Street and Campus View Drive, between Campus View Drive and Monroe Street, between Monroe Street and Overland Street, between Overland Street and Jackson Street); and
 - One roadway segment on Adams Street (between Garfield Street and Magnolia Avenue).



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DRAFT EIR RESULTS

- Regional Facilities: With the addition of project-related traffic, level of service and/or pocket length deficiencies are forecast at:
 - Three intersections on Adams Street (SR-91 westbound ramps, SR-91 eastbound ramps, and Indiana Avenue); and
 - One roadway segment on Adams Street, between the SR-91 ramps.
- A Statement of Overriding Considerations will be prepared for the significant and unavoidable impacts.
- Staff concurs with the methodology and findings of the Draft EIR.



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DRAFT EIR PUBLIC REVIEW

- The Draft EIR was noticed, distributed, and has been available on the City's website, at the offices of the City of Riverside, and at the Main and Arlington Branch Libraries
- The City received 1 comment letter from the following interested party:
 - Lozeau Drury, LLP on behalf of the Laborers International Union of North America, Local Union No. 1184



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NEXT STEPS

- **Response to comments and prepare Final Environmental Impact Report (EIR)**
 - All comments will be appropriately addressed in the Final EIR
- **Certification of the Final EIR**
 - The Final EIR will be considered for certification by the City Council
- **Consideration of Project approvals**



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RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND** that the City Council find:

- The draft project Environmental Impact Report (Planning Case P15-0990) has been completed in compliance with the California Environmental Quality Act (CEQA);
- The project will have a significant effect on the environment; but
- There are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for transportation and traffic impacts related to local roadways and intersections and regional facilities; and



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RECOMMENDATION (cont'd)

- ### 2. **RECOMMEND APPROVAL** of Planning cases P15-0989 (General Plan Amendment), P17-0543 (Specific Plan Amendment), P15-0987 (Zoning Code Amendment), and P15-0990 (Environmental Impact Report), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions and mitigation measures.



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