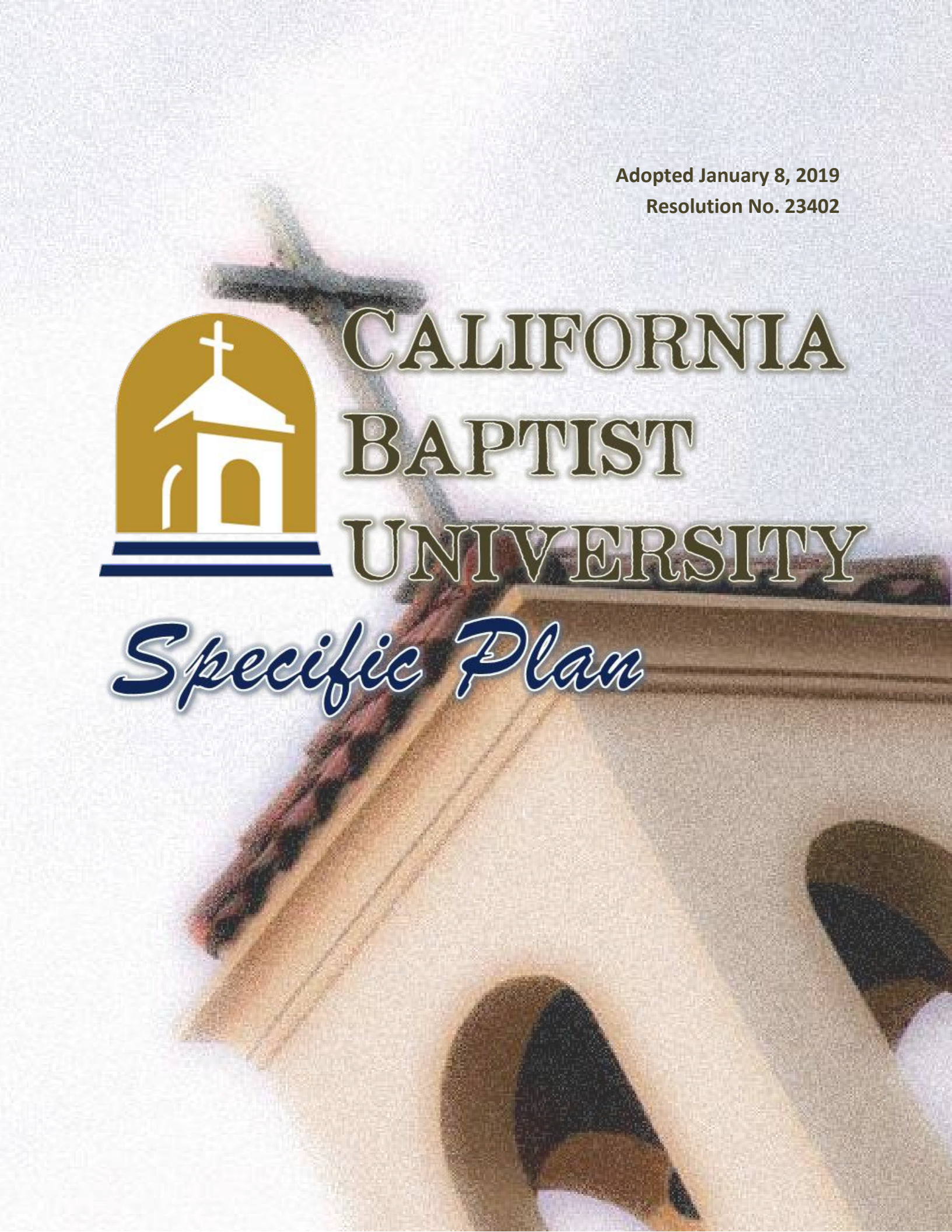
Adopted January 8, 2019
Resolution No. 23402

California Baptist University

Specific Plan



Acknowledgements

Thank you to everyone who has contributed to making the California Baptist University Specific Plan a success. This document continues to guide the University in pursuit of its mission and vision and provides the City of Riverside with the means to work in partnership toward these goals. The City gives special acknowledgement to the contributions of the individuals noted below, as well as the many others who provided support.

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Chapter 1: Introduction

California Baptist University (CBU) is a private, accredited Christian university located in the City of Riverside. The University offers undergraduate, graduate, and doctoral degree programs for a variety of courses, including education, arts and sciences, music, health sciences, engineering, behavioral sciences, nursing, architecture, visual arts and design, aviation, and online and professional studies.

The University was established through the initiative of the Los Angeles Southern Baptist Association on September 18, 1950 and began operating as the California Baptist College in El Monte. At that time, 120 students were enrolled in the College. However, due to increasing enrollment demands, the College relocated to Riverside in 1955. In 1961, the College received accreditation from the Western Association of Schools and Colleges. On September 25, 1998, California Baptist College was renamed California Baptist University.

To foster the vision and purpose of CBU through the first half of the 21st century, the University prepared this Specific Plan, originally adopted by the City of Riverside on March 26, 2013. A Specific Plan is a regulatory tool used by local governments to implement the goals and policies contained within their General Plans, and to guide future development within a specifically defined area. The CBU Specific Plan ensures that the CBU campus develops in a coordinated manner, with adequate consideration given to land uses, infrastructure, cultural and natural resources, services, and public safety.

The Specific Plan was amended to reflect an expanded campus boundary and revised student enrollment goals, to provide a revised approach to regulating use and development on the core campus and University-owned and University-controlled properties, as shown on Figure 1-2: Area Context. Notably, this Specific Plan provides for CBU to evolve to a more urban-intensity campus, with educational, residential, recreational, and other campus life facilities closely integrated to best support the University's mission and vision.

A. Purpose and Intent

The purpose of the CBU Specific Plan is to establish a vision and context for the future development of CBU that ensures an enduring, identifiable, and dynamic image for the campus and the community. This guidance will be especially important for the University's future, as it transitions to an urban-

style campus from the current suburban model. The standards and guidelines provided within the CBU Specific Plan are intended to:

- Guide and accommodate the anticipated future growth of the CBU campus
- Enhance and support the CBU community, including academics, student life and organizations, and athletics
- Establish and maintain an appropriate and viable mix of land uses
- Encourage sustainable development
- Enhance and increase mobility on and off campus
- Provide pedestrian amenities and consistent design quality
- Focus on safety and security
- Preserve and maintain significant cultural resources
- Strengthen campus identity through high-quality development and aesthetics
- Foster economic development
- Streamline the entitlement process for individual development projects within the campus that are consistent with the goals, standards, and guidelines of this Specific Plan

B. Location and Plan Boundary

1. Regional Context

California Baptist University is located in the City of Riverside along Magnolia Avenue, a key travel corridor through the City, and with immediate access to State Route 91 (SR-91) via Adams Street. The City of Riverside is located approximately 60 miles east of Los Angeles (as shown in Figure 1-1: Regional Context). As of 2015, Riverside had a population of 317,307 people.

2. Specific Plan Area

The Specific Plan area consists of the CBU campus and nearby University-owned noncontiguous parcels (see Figure 1-2: Area Context and Figure 1-3: California Baptist University Specific Plan Area). The Specific Plan area is generally bounded by the SR-91 freeway to the south, Adams Street to the east, Magnolia Avenue to the north, and Monroe Street to the west. The Magnolia Heritage District is located generally to the west, north, east, and northeast portion of the CBU Specific Plan area (refer to Figure 3-4: Location within Magnolia Avenue Specific Plan).

The Specific Plan area also includes adjacent properties located outside of the CBU campus core, including the former site of the Lutheran School of the Cross located at 8775 Magnolia Avenue, the College of Health Sciences located at 3532 Monroe Street (the former Riverside Christian School campus), the Wellness Center located at 3626 Monroe Street (the former Carnegie Preschool), Parking Lot 24 to the north across Magnolia Avenue, and the Gordon and Jill Bournes College of

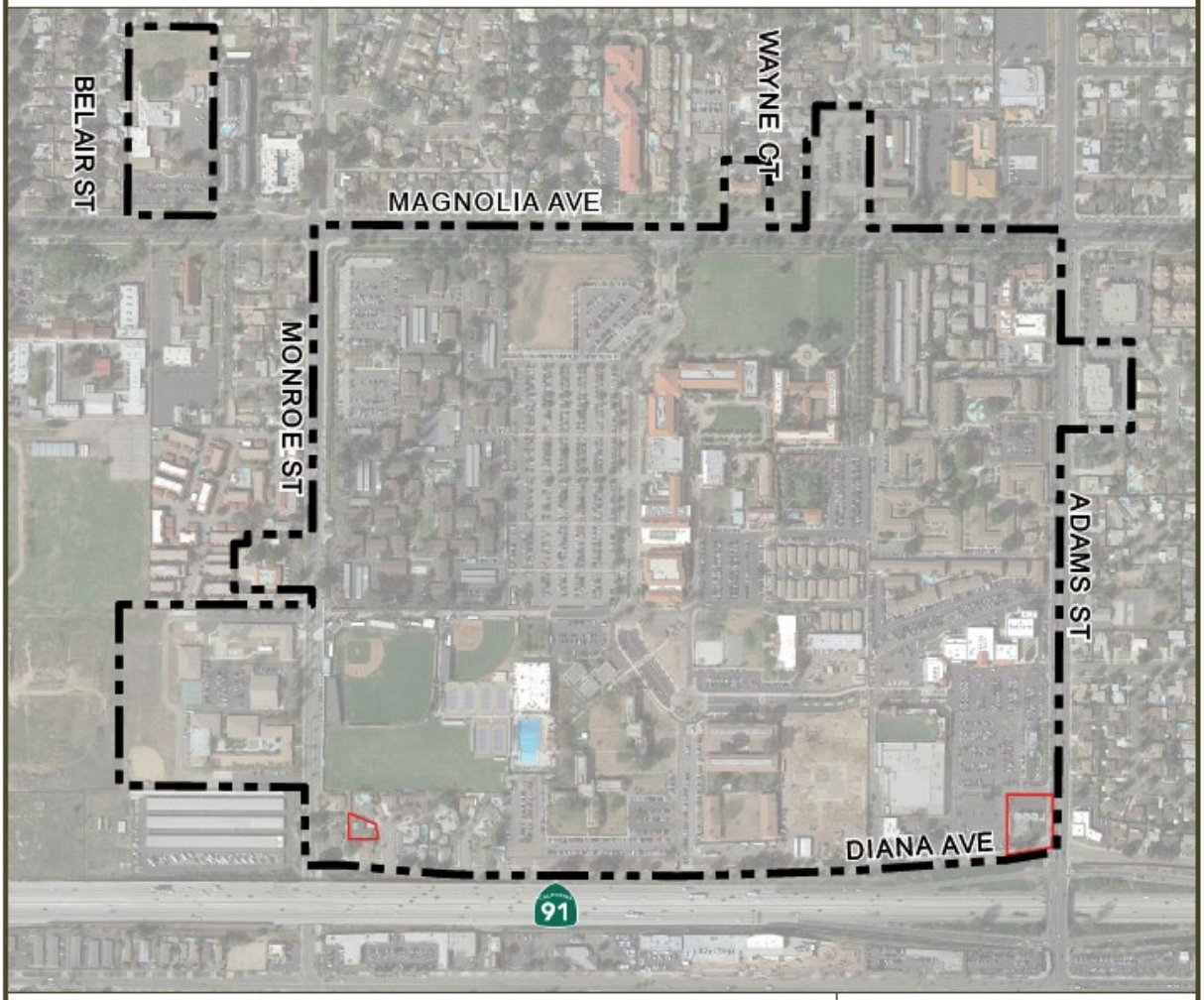
Engineering located at 3739 Adams Street. While not a formal part of the Specific Plan area, the University also owns a number of noncontiguous parcels throughout the City of Riverside, including a number of single-family homes.

Surrounding land uses include single-family and multi-family residential, church, and convalescent uses to the north; single-family and multi-family residential, retail, church, and office uses to the east; single-family and multi-family residential, commercial, and school uses to the west; and State Route 91 (SR-91), multi-family residential, school, and commercial uses to the south.

FIGURE 1-1: REGIONAL CONTEXT

FIGURE 1-2: AREA CONTEXT

FIGURE 1-3: CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN AREA



C. Organization of the Specific Plan

The CBU Specific Plan is organized to provide a framework that ensures development within the Specific Plan area is coordinated and of high quality. The Specific Plan is organized into the following chapters:

Chapter 2: Planning Framework: This chapter presents the objectives and policies that will guide development within the Specific Plan area and provides a brief history of the University and the Specific Plan area from a land use perspective. Summaries of projected student population and housing data are also provided as context for the planning framework and vision for the Specific Plan.

Chapter 3: Development Plan: This chapter sets forth the University's overall plan for land use, circulation, parking, infrastructure, and open space.

Chapter 4: Land Use Regulations and Development Standards: This chapter establishes the land use regulations and development standards for all types of above-ground structures and improvements, including buildings, parking areas, open space, and landscaping. The management of cultural resources within the campus are addressed as well.

Chapter 5: Design Standards and Guidelines: This chapter outlines design guidelines intended to achieve the desired quality and character of development envisioned for the Specific Plan area.

Chapter 6: Signs: This chapter sets forth standards for on-site signs and way-finding signs within the public right-of-way.

Chapter 7: Cultural Resource Management: This chapter identifies historic resources within the campus and establishes protocols for reuse, rehabilitation, and demolition of historic resources.

Chapter 8: Implementation: This chapter describes how the Specific Plan will be implemented and the administrative and permitting procedures for the Specific Plan and its land uses.

The Specific Plan appendix demonstrates the Specific Plan's consistency with the goals and policies of the *Riverside General Plan 2025*.

D. Requirements of the Specific Plan

The range of issues included within a specific plan is left to the discretion of the decision-making body. However, per Sections 65450-65457 of the California Government Code, a specific plan shall include text and diagrams that specify all of the following in detail:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

4. A program of implementation measures including regulations, programs, site improvement projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

The CBU Specific Plan has been prepared to comply with these requirements.

E. Authority and Scope of the Specific Plan

Adoption of this Specific Plan by the City of Riverside is authorized by Section 65450 et seq. of the California Government Code and shall be adopted by resolution in accordance with all applicable provisions of the Riverside Municipal Code (RMC). Furthermore, the Specific Plan complies with Chapter 19.820 (*Specific Plan/Specific Plan Amendments*) of the RMC and all other applicable ordinances of the City of Riverside.

The CBU Specific Plan shall be applied only to the area indicated in Figure 1-3.

F. Relationship to the City of Riverside General Plan 2025

To ensure consistency between the CBU Specific Plan and the *General Plan 2025*, the *General Plan 2025* has been amended in conjunction with Specific Plan adoption to show the boundaries of this Specific Plan. Further discussion regarding the Specific Plan's consistency with the goals, policies, and objectives of the *General Plan 2025* is provided in the Appendix.

G. Relationship to the City of Riverside Municipal Code (RMC)

This Specific Plan serves as the land use regulatory document for the properties included within the Specific Plan boundaries. The provisions of this Specific Plan supersede RMC Title 19 (*Zoning Code)* where there is a conflict with the use, development, and entitlement of properties. Where a topic is not addressed in this Specific Plan, the provisions of RMC Title 19 (*Zoning Code)* shall apply. The standards and guidelines identified in the Specific Plan shall take precedence over the general standards and guidelines contained in Title 19.

The provisions of RMC Title 20 (*Cultural Resources*) shall apply to structures meeting the definition of historic, officially designated landmarks, structures, and resources consistent with the provisions of Chapter 6 (Cultural Resource Management) of this Specific Plan.

H. Relationship to the Magnolia Avenue Specific Plan

The two properties located west of Monroe Street between Magnolia Avenue and Diana Avenue (College of Health Sciences and Wellness Center properties) lie within the boundaries of the Magnolia Avenue Specific Plan. As part of the Specific Plan Amendment, these properties will be removed from

the Magnolia Avenue Specific Plan and incorporated as part of the CBU Specific Plan. Consequently, the Magnolia Avenue Specific Plan does not apply to properties regulated by this CBU Specific Plan.

I. Relationship to the Riverside Municipal Airport Land Use Compatibility Plan

The Riverside County Airport Land Use Commission (RCALUC) has developed Airport Land Use Compatibility Plans (ALUCP) for each airport in the County of Riverside, including the Riverside Municipal Airport, which is located approximately two miles north of the Specific Plan area. The Specific Plan has been prepared to be consistent with these regulations. Portions of the Specific Plan area lie within Zone D (Primary Traffic Patterns and Runway Buffer Area) and Zone E (Other Airport Environs) of the Land Use Compatibility Plan prepared for Riverside Municipal Airport (adopted March 2005), as shown on Figure 1-4.

In Zone D, any development over 70 feet tall is subject to airspace review by the RCALUC, and highly noise-sensitive outdoor nonresidential uses are prohibited. Children's schools, hospitals, and nursing homes are discouraged within Zone D.

In Zone E, any development over 100 feet tall is subject to airspace review by the RCALUC, and any major spectator-oriented sports stadiums, amphitheaters, and concert halls are discouraged beneath principal flight tracks.

The continued use of existing buildings is not subject to the ALUCP criteria limiting intensity of uses. Any new buildings or changes in the use of existing buildings within Zone D shall also be evaluated for consistency with regard to intensity limitations. It is CBU's intent to abide by ALUC's criteria for minimizing safety hazards within this area to the extent not already occupied by higher-intensity uses.

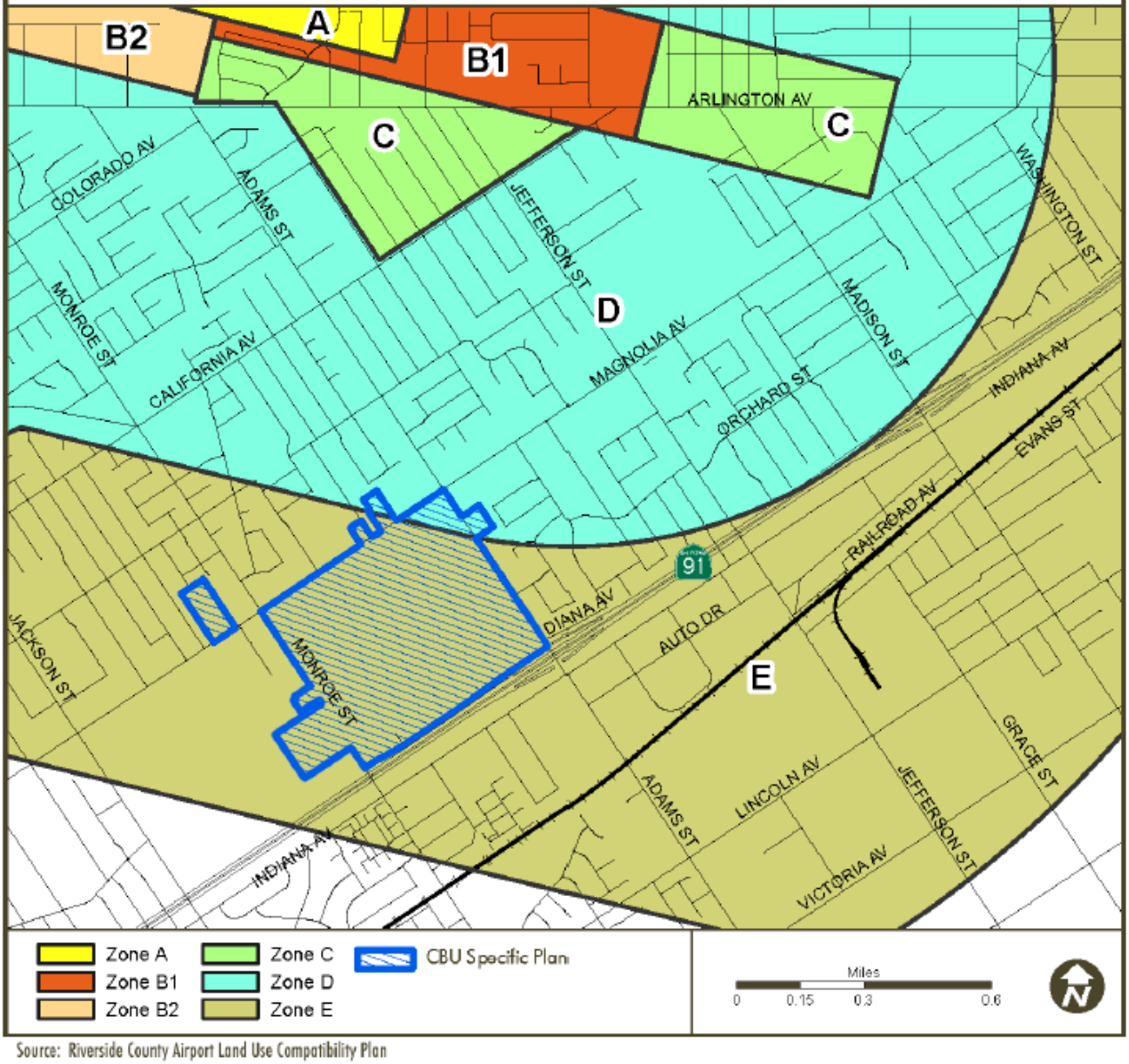
J. Compliance with the California Environmental Quality Act

The CBU Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act (CEQA). Pursuant to CEQA guidelines, the Environmental Impact Report addressing the impacts associated with the development identified in this Specific Plan must be considered and certified by the City of Riverside prior to approval of this Specific Plan or any later amendment.

K. Tribal Consultation

In compliance with California law pursuant to Senate Bill (SB) 18 (Chapter 905, Statutes of 2004) and Assembly Bill (AB) 52 (Chapter 532, Statues of 2014), the City of Riverside has consulted with California Native American tribes during the planning and environmental review processes.

FIGURE 1-4: RIVERSIDE COUNTY AIRPORT LAND USE PLAN FOR THE RIVERSIDE MUNICIPAL AIRPORT



Source: Riverside County Airport Land Use Compatibility Plan

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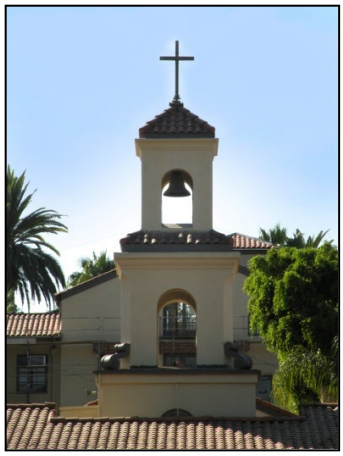
Chapter 2: Planning Framework

A. Historical Context



The area covered by the CBU Specific Plan developed slowly as small citrus groves, with farms and ranches gradually populating the area. To provide irrigation for the area's burgeoning agriculture, the Riverside Land and Irrigation Company constructed the Riverside Lower Canal near the southern boundary of the present-day CBU campus. As development continued through the late 19th and early 20th centuries, numerous structures were constructed within the Specific Plan area, including the Whitney James building and A.C.E. Hawthorne house. Some of these structures have survived to this day and are present on the CBU campus.

In 1920, the Neighbors of Woodcraft, a fraternal organization, acquired the 20-acre Wilkes farm and converted the residence into a retirement home. To accompany the retirement home, the Neighbors of Woodcraft constructed a hospital in 1922. In 1955, the then-California Baptist College acquired the 75-acre Neighbors of Woodcraft complex and began converting the use of the buildings for educational purposes. Both of these structures are preserved on campus, with the hospital and retirement home now known as the Anne Gabriel Library and W.E. James Building, respectively. In 1938, a new laundry and boiler room were constructed to support the hospital and retirement home. Presently, this structure serves as the University's Central Plant and Ceramics/Sculpture building.

In 1964, the College initiated a long-term expansion plan with the construction of the Lancer Arms Apartments, the Smith and Simmons Dormitories (1968), the Van Dyne Field House (1968), and the Wallace Book of Life Theater (1973). This development occurred around the Rose Garden Village, a senior apartment development built in 1961 which the University subsequently acquired and converted to student housing. During the 1960s and 1970s, development also emerged along the campus edge, including single-family residences, apartments, a fraternal hall, the Adams Plaza shopping center, and a church.

In 2003, the University constructed the Eugene and Billie Yeager Center, which is an administration and academic building consisting of 18 classrooms, three computer labs, faculty offices, dining facility, student activities center, bookstore, and café. To support its music program, the JoAnn Hawkins Music Building—considered one of the premier facilities of its kind among colleges and universities—was constructed in 2005. Later that same year, the College of Nursing was established, which offers the first campus-based baccalaureate degree nursing program in Riverside County.

In 2007, the Gordon and Jill Bourns College of Engineering was established and was expanded in 2009 to include the Bourns Engineering Lab. In 2006, the University acquired the Adams Plaza shopping center, which has been renovated and renamed Lancer Plaza. This plaza (opened in 2014)

offers campus-related uses, including the Recreation Center, the campus store, the Office of Spiritual Life, and a variety of support services and satellite dining facilities (2015).

To round out its construction milestones, the University established the Division of Online and Professional Studies in 2010, and founded the College of Architecture, Art, Design, and Film in 2011. To accommodate the continuing growth and expansion of CBU, the University acquired the 304-unit Parkside Village Apartments. This apartment complex (located at the western boundary of the campus) was repurposed as student housing and renamed The Colony at CBU. The new Aviation Science program was added in 2013. In 2014, the University acquired The Point as additional student housing for upperclassmen, expanded the School of Nursing building, and renovated Lambeth House. Since the date of release of the Notice of Preparation for the Specific Plan Amendment Draft EIR (on March 10, 2016), CBU has completed the Events Center, acquired the adjacent former Riverside Christian School and repurposed the campus to house the College of Health Sciences programs (established in 2010), and built the new Gordon and Jill Bourns College of Engineering building on the core campus. The University has initiated plans to construct the East Parking Structure in Lancer Plaza and to complete the remaining Lancer Plaza improvements.

B. Vision

Since its founding in 1955, the reputation of CBU has been reflected in its pursuit of academic excellence and in the quality of the development located on the campus. The combination of historic structures, high-quality development, distinctive landscaping, and attractive entries has created a sense of place unique to CBU. To maintain this image, it is the intent of the CBU Specific Plan to facilitate and guide future development through clear objectives, policies, development standards, and design guidelines consistent with the following vision statement:

> *The **Vision of the CBU Specific Plan** is to provide a platform for guiding significant campus growth, while enhancing the educational community, student support, education, and athletics. This vision is in concert with the Riverside General Plan 2025 vision to promote and integrate the institutions of higher education with their surrounding communities. Included in this vision, as defined within the Riverside General Plan 2025, is the concept of sustainable design, planning, and operations. Sustainability in this context calls for a balance that utilizes three often competing interests: environmental concerns, economic constraints, and social equity.*

C. Specific Plan Objectives and Policies

To achieve the vision and its mission, the University has developed a comprehensive plan for curriculum and the facilities needed to support that curriculum, as described and provided for in this Specific Plan. The following Specific Plan objectives and guiding principles will continue to shape and implement future development within the CBU Specific Plan area.

Objective 1:	Provide sufficient and appropriate academic, research, athletic, housing, and support facilities to accommodate the University's planned student enrollment of 12,000 by year 2025.

Policy 1.1: Pursue the development program and campus improvements described in this Specific Plan while maintaining the flexibility needed to accommodate evolving academic and student needs and dynamic growth.

Objective 2:	Create a unified campus identity recognizable for both CBU and the community by harmonizing the campus aesthetic through architecture, signage, and landscaping.

Policy 2.1: Provide edge and transition standards that respect the scale and character of the campus community interface in accordance with the development standards and design guidelines outlined herein.

Policy 2.2: Create a new dramatic entrance to the campus at Adams Street and Briarwood Drive, connecting to Campus Bridge Drive and linking the urban mixed uses with the balance of the campus.

Policy 2.3: Maintain the Magnolia Avenue Corridor as a major multi-use corridor and attractive boulevard along the campus frontage.

Objective 3:	Provide an enhanced CBU campus setting that attracts prospective students and their parents to the City of Riverside, and that enhances the stature of CBU as it relates to other universities and facilities.

Policy 3.1: Establish and maintain modern educational and research facilities that respond to the needs of the University's mission and planned curriculum.

Policy 3.2: Provide a variety of safe and secure housing opportunities for students, including through the conversion of existing apartment units to student housing.

Policy 3.3: Expand the athletic facilities to accommodate campus growth and attract higher level competitive prospective student-athletes.

Policy 3.4: Operate a modern events center that serves as the centerpiece for cultural and Christian events that advance the University's mission.

Policy 3.5: Complete the transformation of Adams Plaza into a revitalized Lancer Plaza that incorporates a student recreation center, support services, and academic uses.

Objective 4:	Accommodate diverse modes of mobility for all persons traveling to, from, and within the CBU campus.

Policy 4.1: Ensure consistency with City of Riverside street standards, as may be modified, regarding ultimate roadway configuration and improvements for those public roadway segments abutting the campus.

Policy 4.2: Provide well-marked and signed travelways for pedestrians, cyclists, and motorists within the CBU campus.

Policy 4.3: Accommodate the University's parking demand in a manner that minimizes external impacts, as required per this Specific Plan.

Policy 4.4: Pursue the vacation of Diana Avenue to provide reasonable control over the access and vehicle speed along this southern campus edge.

Objective 5:	Respect cultural features on the campus that reflect Riverside's history and contribute to campus historical identity, while accommodating the University's needs pursuant to its mission.

Policy 5.1: Pursue the adaptive reuse of designated historical structures in accordance with local, State, and federal regulations, standards, guidelines, and Table 6-1.

Policy 5.2: Provide for new buildings to be architecturally compatible with the existing historical campus architecture consistent with the design guidelines contained in this Specific Plan.

Policy 5.3: Protect historical landscapes and other non-structural features pursuant to the standards in this Specific Plan.

Policy 5.4: Establish a CBU historical district, in accordance with Title 20 of the Riverside Municipal Code, that encompasses buildings and other features that reflect Riverside's rich history.

Objective 6:	Encourage environmentally sustainable development and operational practices.

Policy 6.1: Improve energy and lifecycle performance of building systems to achieve higher energy efficiency and reduce long-term operating expenses consistent with City of Riverside building code requirements.

Policy 6.2: Reduce the University's overall water consumption consistent with local and statewide goals.

Policy 6.3: Enhance waste diversion programs from construction and operations to ensure compliance with City of Riverside requirements.

Policy 6.4: Implement sustainability measures that complement and support the *City of Riverside Green Action Plan*.

Objective 7:	Enhance the positive image and relationship of CBU with the City of Riverside, while highlighting the significance of the campus to the community.

Policy 7.1: Provide opportunities for University/City partnerships for programming of events on campus.

Policy 7.2: Maintain an open-door policy for the community to experience cultural events, competitive sports, conferencing, and other events on campus.

Objective 8:	Provide technologies that allow the University to offer state-of-the-art instruction and research.

Policy 8.1: Strive towards seamless access to information, resources, and services by creating and maintaining a vanguard converged network infrastructure supporting voice, video, and data.

Policy 8.2: Enhance student and faculty access by providing campus-wide wireless coverage.

Policy 8.3: Enrich student experience by leveraging technologies to improve operational efficiencies.

Policy 8.4: Stay abreast of emerging technologies by participating and partnering with relevant organizations in this ever-changing landscape.

D. Baseline - Physical Conditions (2016)

This section D presents an overview of baseline conditions in 2016 that have influenced long-range planning for the CBU campus. (Additional framework influences are discussed in subsequent Sections E through H).

The Specific Plan area comprises approximately 167 acres, with adequate water, sewer, and dry utilities in place or planned to serve future campus growth. The surrounding roadway network is well established, as are entrance locations to the campus on Magnolia Avenue, Adams Street, Monroe Street, and Diane Street. Established and planned circulation, parking, and infrastructure are discussed in Chapter 3 (*Development Plan*).

1. Academic, Administrative, and Campus Facilities

Section A: Historical Context (above) describes the sequence of building activity that has occurred before and after the issuance of the Notice of Preparation for the related EIR. As shown in Figure 2-1, the core campus includes the Yeager Center, Wallace Theater, the JoAnn Hawkins School of Music Building, the Robert K. Jabs School of Business, W.E. James Building Complex, the Annie Gabriel Library, and the Events Center. The renovated Lancer Plaza provides additional activities and services for the campus, and a student convenience center (located at the northeastern portion of the campus) provides additional dining options for students, faculty, and staff. On-campus student housing includes Lancer Arms, University Place, The Village, The Colony at CBU, The Cottages, The Point, Tower Hall, and the Smith and Simmons dormitories.

Eugene and Billie Yeager Center

Academic Building at 3739 Adams Street

Several academic and administrative facilities are within walking distance of the campus core, including the School of Engineering, a multiuse academic building on the north side of Adams Street, the College of Health Science campus and Wellness Center on the west side of Monroe Street, and the School of Nursing and Counseling Center in the campus core.

2. Open Space and Athletic Facilities

CBU's major open space areas include Magnolia Lawn, Stamps Courtyard, Harden Square, and the athletic fields. The campus also has a network of smaller courtyards, plazas, and lawns that surround and are incorporated into the student housing areas.

Stamps Courtyard

As of 2017, the University's athletic programs utilized facilities at the Lancer Outdoor Sports Complex, which includes the Van Dyne Gymnasium, James W. Totman Stadium baseball field, John C. Funk softball field, the men's/women's soccer field, and the Lancers Aquatics Center. In 2017, CBU completed construction of its long-anticipated and much-needed Events Center.

3. Student Population

As of 2015, the University had a total student enrollment of 8,414 students. The University's student population consists of three student categories: traditional students, graduate students, and online students. Traditional students are full-time undergraduate students who either live on-campus or commute. Graduate students are those who possess undergraduate degrees and are pursuing advanced masters or doctorate degrees. Lastly, online students are those who participate in courses that are offered online and do not regularly attend classes on campus. Also, the University offers an Intensive English program to help improve the reading, writing, oral, and aural skills of its international students.

4. Student Housing

As a matter of University policy, every student enrolled at CBU or receiving a specified level of financial aid from the University must live on campus until he or she reaches the age of 21. As a result of this policy—and the increasing enrollment demands at the University—student housing has become a priority. Student housing consists of studio apartments, one-bedroom apartments, two-bedroom apartments, and townhomes (see Table 2-1, Student Housing Capacity – 2016).

TABLE 2-1: STUDENT HOUSING CAPACITY - 2016	
Facility Name	**Typical Student Bed Capacity**
Lancer Arms	168
Smith Hall	153
Simmons Hall	262
The Cottages	189
Tower Hall	270
The Village	292
University Place	390
The Colony	1,024
The Point	216
Total	**2,856**

E. University Growth Projections

1. Planned Student Population

The University has experienced a substantial increase in its student population as it has expanded the curriculum offered and pursued its mission to "provide academic programs that prepare students for professional careers, as well as co-curricular programs that foster an environment supporting the intellectual, physical, social, and spiritual development of each student."

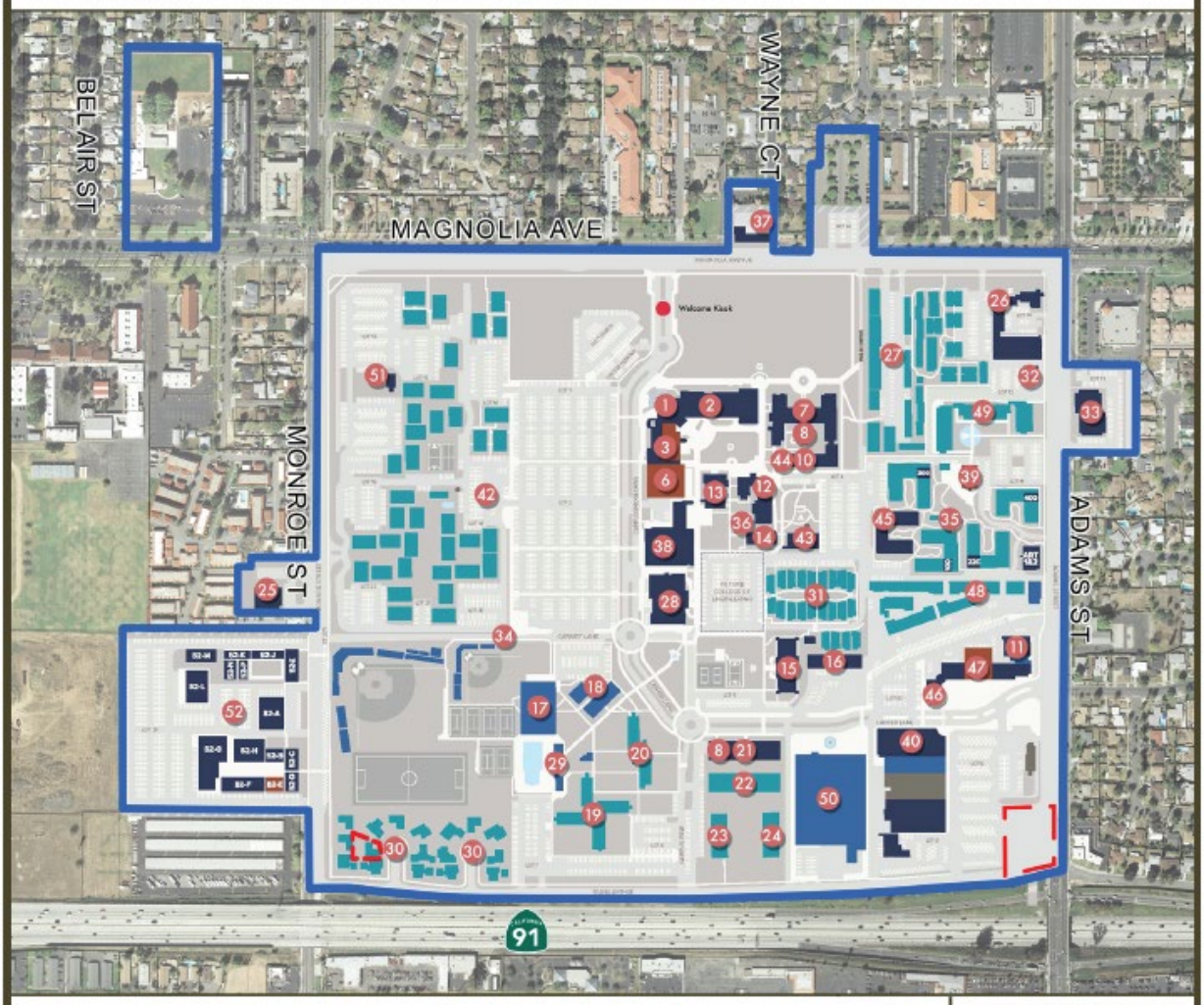
As depicted on Table 2-2, the University has a total student enrollment goal of 12,000 students in 2025, the planning horizon year established by University administration. This represents an approximate 43 percent increase over the 2015 student population (as identified in the Notice of Preparation in 2016).

	TABLE 2-2: 2015 ENROLLMENT AND STUDENT POPULATION GOALS				
Year	**Traditional**	**Graduate**	**Online**	**Intensive English**	**Total Enrollment**
2015	5,201	1,268	1,921	24	8,414
2020	6,201	1,543	2,421	44	10,209
2025	7,201	1,813	2,921	65	12,000

Note: 2015 is used as the baseline for student enrollment to coincide with data used in the EIR.

The planned student population produces a number of challenges that CBU must address moving forward. These include—but are not limited to—providing a sufficient level of academic and administrative facilities, student housing, parking, and student recreation amenities.

FIGURE 2-1: BUILDINGS AND RECREATION AREAS - 2016



ACADEMIC, ADMINISTRATIVE & SUPPORT SERVICES

Annie Gabriel Library	12	Lancer Palms	37
Bourns Laboratories	32	Lancer Plaza	47
Business Building	38	Spiritual Life	46
Central Plant	14	Post & Copy Center	11
Ceramics	43	Recreation Center	40
College of Nursing Complex	16	Mission Hall	15
Conferences and Events	44	Multi-Purpose Class Room	26
Engineering Building	33	Music Building	28
Facilities & Planning Services	13	Residence Life Office	45
Hawthorne House	51	Staples Room	9
Health Science Campus	52	Wallace Theatre	13
James Building (North)	7	Wellness Center	25
James Building (South)	10	Yeager Center	1
Lancer Arms North Office	31	Horn Academic Wing	2
Safety Services	8	Johnson Student Services	9

STUDENT HOUSING

Lancer Arms Apartments	22-24
Residence Life	45
Simmons Hall	19
Smith Hall	20
The Colony	42
The Cottages	31
The Point	48
The Village	35
Tower Hall	49
University-Owned Houses	30
University Place Apartments	27

ATHLETICS

Aquatic Center	29
Athletic Training	18
Athletic Performance Center	40
Events Center	50
Lancers Outdoor Athletic Complex	34
Van Dyne Gym	47

DINING

Alumni Dining Commons	6
Brisco's	39
Foodology	52-E
Chick-fil-A	3
Campus Xpress	3
El Monte Grill	47
Wanda's	3

Feet
0 150 300 600

Specific Plan Boundaries

Not Owned by CBU (2018)

2. Student Housing Needs

The University's goal is to provide a bed-to-student ratio of 0.55 for traditional students. In 2025, the University anticipates that 3,961 beds would be needed to accommodate traditional students (as shown in Table 2-3: Projected Student Housing Profile).

TABLE 2-3: PROJECTED STUDENT HOUSING PROFILE

Year	Traditional Student Enrollment	Demand for Beds
2020	6,201	3,411
2025	7,201	3,961

The number of students housed in the various housing unit types typically are as follows:

- Studio Apartments: up to 2 students
- One-bedroom Apartments: 2-3 students
- Two-bedroom Apartments: up to 4 students
- Townhomes: up to 5 students

The University will provide additional housing as needed over time largely through acquisition of off-site residential properties, although additional housing may be constructed on campus as part of the 400,000 square foot allocation for future buildings (see Table 2-5: Planned Building Area and Parking Structures).

3. Curriculum Development and Associated Facilities Needs

In conjunction with student population growth, an increasing demand exists to maintain and develop a competitive academic curriculum that attracts prospective students. As of 2016, the University provided instruction in the areas of Behavioral Science, Business, Health Sciences, Christian Ministries, Music, Education, Visual Arts, Architecture, Arts and Sciences, Nursing, Aviation Science, and Engineering. To accommodate these fields of study, in 2017 CBU provided approximately 815,114 square feet of building area for academic, athletic, housing and support facilities. The University anticipates providing an additional 400,000 square feet of building area for academic, athletic, housing, and support facilities purposes by 2025. Table 2-4 identifies all campus buildings as of 2017, and Table 2-5 indicates planned new academic building area and parking facilities through 2025.

TABLE 2-4: FACILITIES AS OF 2017	
Facility	**Square Footage**
W. E. James Building	104,000
Anne Gabriel Library	22,432
Eugene and Billie Yeager University Center	94,816
JoAnn Hawkins Music Building	32,000
School of Nursing	12,908
Wallace Building	14,190
Central Plant	5,094
College of Engineering - Adams location	6,950
Mission Hall	11,760 (transitional building)
Maintenance Yard	12,000 (transitional building)
School of Business	56,000
Lancer Plaza	36,544
Allied Health Science	69,820
Van Dyne Gym	17,600
Recreation Center	61,000
Events Center	158,000
College of Engineering – Core Campus	100,000
Total - 2017 Square Footage	**815,114 square feet**

Note: Year 2017 (rather than 2016) is used in this table since the latter few buildings were completed subsequent to the 2016 NOP release. Separate CEQA clearance was prepared for those buildings.

TABLE 2-5: PLANNED BUILDING AREA AND PARKING STRUCTURES	
Projected Construction through 2025	**Square Footage**
Academic/Recreation/Housing	400,000 sf
Parking Structures	East Parking Structure: approximately 485,000 sf and 1,467 spaces West Parking Structure: approximately 320,000 sf and 1,300 spaces See Chapter 4 (Land Use Regulations and Development Standards), Section D (Parking) for number of spaces and parking standards campus-wide.

4. Athletics and Athletic Facilities Needs

California Baptist University became a Division I member of the National Collegiate Athletic Association (NCAA) in Spring 2018. This represents a significant achievement for CBU; as a result, this Specific Plan includes an athletic facilities master plan to guide improvements to the athletic facilities to accommodate increased numbers of sporting event spectators, and attract a higher number of prospective, competitive-level student-athletes to enroll at CBU. Expanding the athletic facilities will also better serve the well-being of all students by providing quality fields and places for indoor exercise and recreation.

Both the baseball and softball stadiums will be improved, with the baseball diamond having a capacity for up to 3,000 spectators and the softball field accommodating up to 2,000 fans. The soccer complex ultimately will have seating capacity for up to 3,000 spectators. At the aquatics facility, upgrades and replacements are planned to the pool, bleachers, and concessions area. This higher athletic competition level will attract prospective student-athletes to enroll at CBU, thereby further advancing the vision and identity of the University.

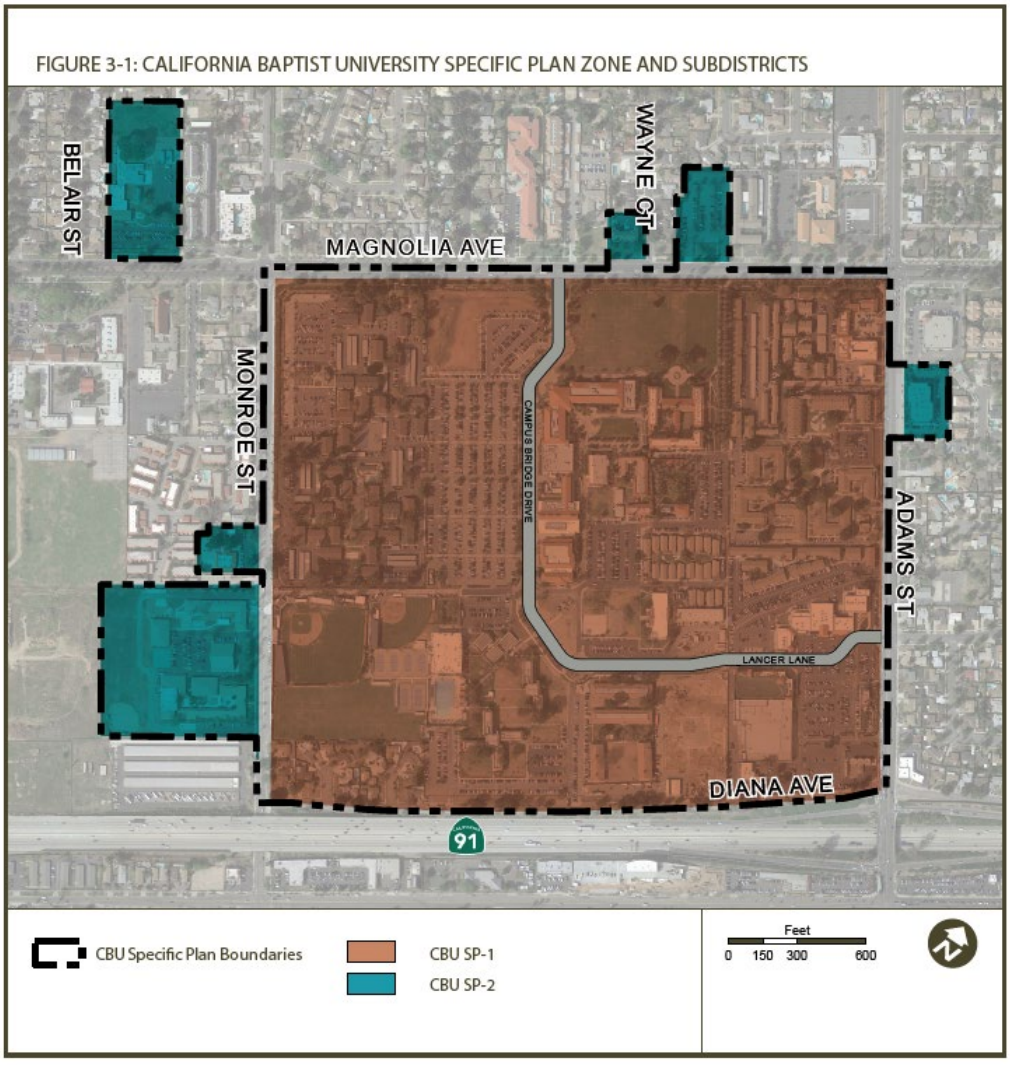
Chapter 3: Development Plan

A. Land Use Plan

To achieve the University's goal of 12,000 enrolled students by the year 2025, new and reconfigured educational, housing, administrative support, athletic, and other facilities will be required. This section defines the overall development plan for the CBU campus, including the supporting infrastructure and program development that will accommodate this enrollment goal.

Future development within the Specific Plan area will take into consideration the relationship and compatibility of the CBU campus with its surroundings. A single zoning district—the **CBU Specific Plan Zone**—is hereby established to regulate land uses. Two subdistricts are defined—**CBUSP-1 and CBUSP-2**—to regulate land use, building height, density, and setbacks, as set forth in Chapter 4 (Land Use Regulations and Development Standards). The CBU Specific Plan Zone and subdistricts are illustrated in Figure 3-1.

FIGURE 3-1: CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE AND SUBDISTRICTS



B. Circulation Plan

As of 2016, the CBU campus had one main personnel/secure access on Magnolia Avenue, one secondary gated access within Lancer Plaza (accessed via Adams Street), and several emergency access points to/from the surrounding public street system. Figure 3-2: External and Internal Roadways - 2016 illustrates the circulation patterns as of 2016. Public streets generally bounding the campus are Adams Street, Magnolia Avenue, Monroe Street, and Diana Avenue. The roads are designated in the *City of Riverside General Plan 2025* as indicated in Table 3-1: Street Designations per the General Plan 2025.

TABLE 3-1: STREET DESIGNATIONS PER THE GENERAL PLAN 2025

Street or Street Section	Designation	Description
Magnolia Avenue (between Adams and Monroe Streets)	Arterial, Special Boulevard, Scenic Boulevard, and Parkway	132-foot cross section in front of CBU campus
Adams Street	Arterial	110-foot cross section
Monroe Street	Arterial	88-foot cross section
Diana Avenue	Collector Street	66-foot cross section
Wilma Court and Emily Court	Local Street	60-foot cross section

All interior roadways are private. It is anticipated that over time, CBU will request to vacate Diana Avenue and Wilma and Emily Courts through standard City processes when conditions indicate that these streets no longer serve a legitimate public circulation function.

Planned circulation improvements (Figure 3-3: External and Internal Roadways - 2025) to and within the CBU campus have been designed to accommodate all modes of mobility and the demands of projected student enrollment. Linkages within the main campus and from the surrounding community will be strengthened, and pedestrian and bicycle pathways will continue to be clearly identified as the University enhances campus walkability.

Planned circulation on the main campus has been planned to provide access throughout the campus via two main gateway entry points, one located on Magnolia Avenue and the new gateway access on Adams Street. The primary vehicular roadway—Campus Bridge Drive/Lancer Lane—will loop from Magnolia Avenue to Adams Street, with clearly marked interior secondary roadways, bicycle routes, pedestrian routes, and designated emergency vehicle access/routes branching from this main circulation spine and connecting all campus facilities.

No changes to circulation routes are planned on properties within the CBU-SP2 zones.

FIGURE 3-2: EXTERNAL AND INTERNAL ROADWAYS - 2016

FIGURE 3-3: EXTERNAL AND INTERNAL ROADWAYS - 2025

As new buildings are constructed over time, the main signature entry gateway will move to Adams Street, serving in a more prominent position than the Magnolia Avenue entry. Given the location of this gateway relative to SR-91, moving the main entry to Adams Street will reduce University-related traffic on the local road network.

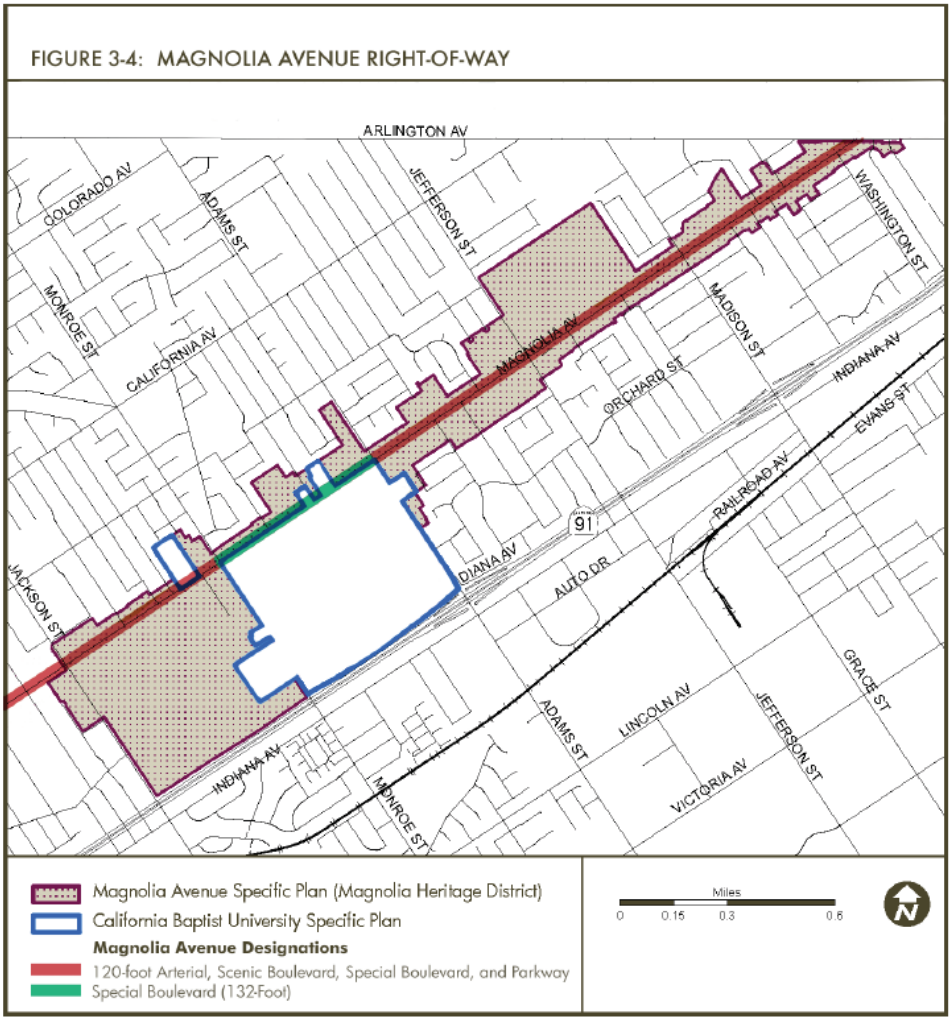
1. Vehicular Access - City Streets

Any improvements to City streets will conform with the Circulation and Mobility Element of the General Plan 2025 and the City's Capital Improvement Program, and to specifications included in this Specific Plan.

Magnolia Avenue

The General Plan 2025 designates Magnolia Avenue as a 120-foot Arterial, Scenic Boulevard, Special Boulevard, and Parkway, with a variable width Special Boulevard status along the CBU frontage (up to 132-foot right-of-way). Figure 3-4: Magnolia Avenue Right-of-Way indicates the designated planned widths. CBU will contribute to installation of a new dedicated right-turn lane on Magnolia Avenue to Adams Streets when warranted by traffic volumes, as directed by the Public Works Director.

FIGURE 3-4: MAGNOLIA AVENUE RIGHT-OF-WAY

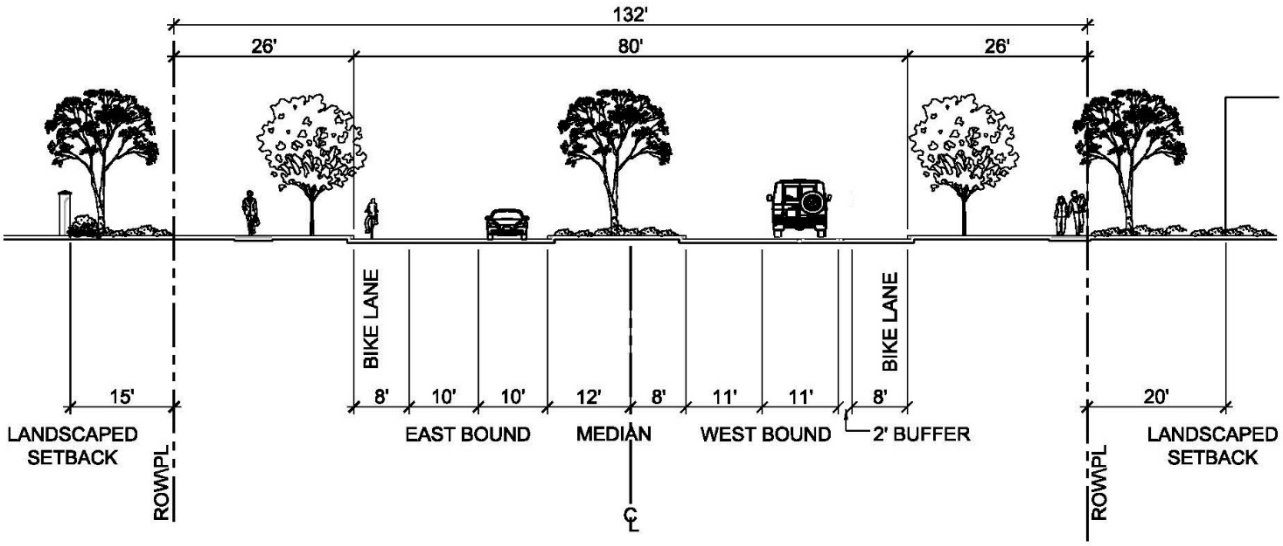


The streetscape will incorporate the following improvements (see Figure 3-5):

1. The street frontage along the **south side of Magnolia Avenue** will consist of a combination public realm/private realm landscaped and pedestrian area. The public realm will consist of a minimum 26-foot-wide parkway, including the sidewalk. A 15-foot landscaped setback (measured from the property line) will be provided along the Magnolia Avenue frontage. No new buildings, opaque fences, or walls (other than monumentation walls) shall be placed within the 15-foot landscaped area.

2. The street frontage on the **north side of Magnolia Avenue** will consist of a combination public realm/private realm landscaped and pedestrian area. The public realm will consist of a minimum 26-foot-wide right-of-way containing a parkway and sidewalk. A 20-foot landscaped setback will be provided on private properties. No new buildings, opaque fences, or walls should be placed within the 20-foot landscaped setback area. However, existing buildings may remain within the landscaped setback area.

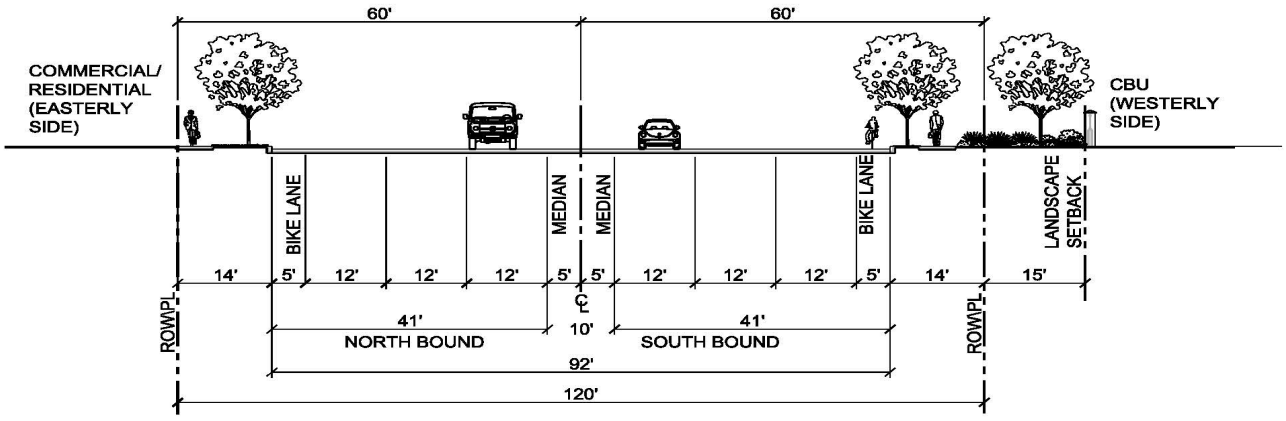
FIGURE 3-5: MAGNOLIA AVENUE – 132-FOOT ARTERIAL ALONG CBU FRONTAGE



Adams Street

The General Plan 2025 designates Adams Street, between Magnolia Avenue and the SR-91 freeway, as a 110-foot Arterial. While it is the intent of the City ultimately to have Adams Street be constructed to this width, as-built conditions on the CBU campus (and across Adams Street as well) prevent the widening. Until such time that buildings on the CBU campus that extend into the ultimate right-of-way width are demolished, Adams Street will have a variable configuration. As building demolition occurs, CBU will dedicate and improve Adams Street to the ultimate configuration. Figure 3-6 illustrates the planned ultimate configuration of Adams Street. At the Lancer Lane entrance to the CBU campus, a modification of this section has been accomplished to accommodate turns and queuing.

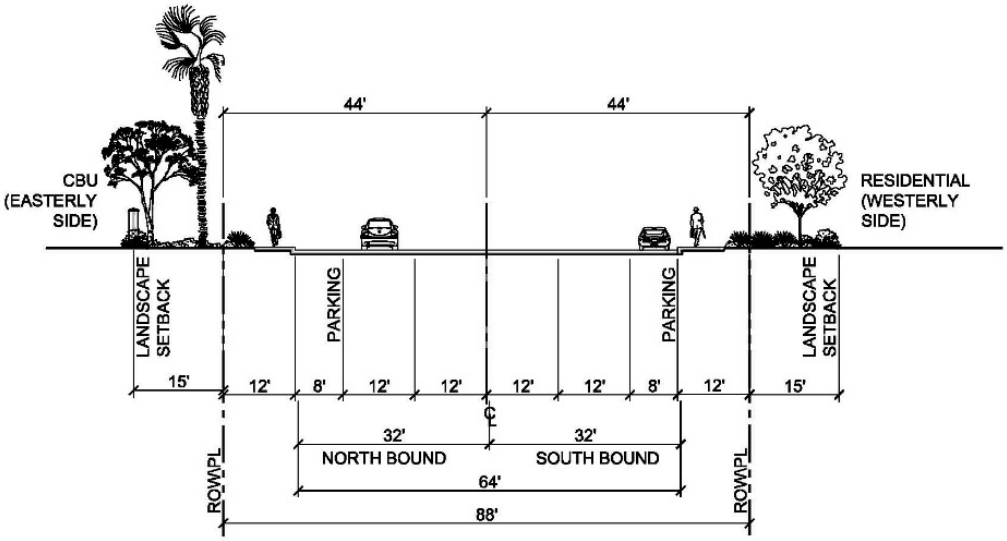
FIGURE 3-6: ADAMS STREET – DIANA AVENUE TO MAGNOLIA AVENUE



Monroe Street

Monroe Street between Magnolia Avenue and Indiana Avenue is designated as an 88-foot Arterial in the General Plan 2025. Figure 3-7 shows the ultimate street cross section, and Figure 3-8 shows as-built conditions (2018) for the crossing at Lancer Lane. This crossing has been provided to facilitate pedestrian crossing of Monroe Street to the core campus area but will be changed to achieve the General Plan 2025 configuration at the time improvements to the adjacent athletic facilities are initiated.

FIGURE 3-7: MONROE STREET –
TYPICAL 88-FOOT ARTERIAL



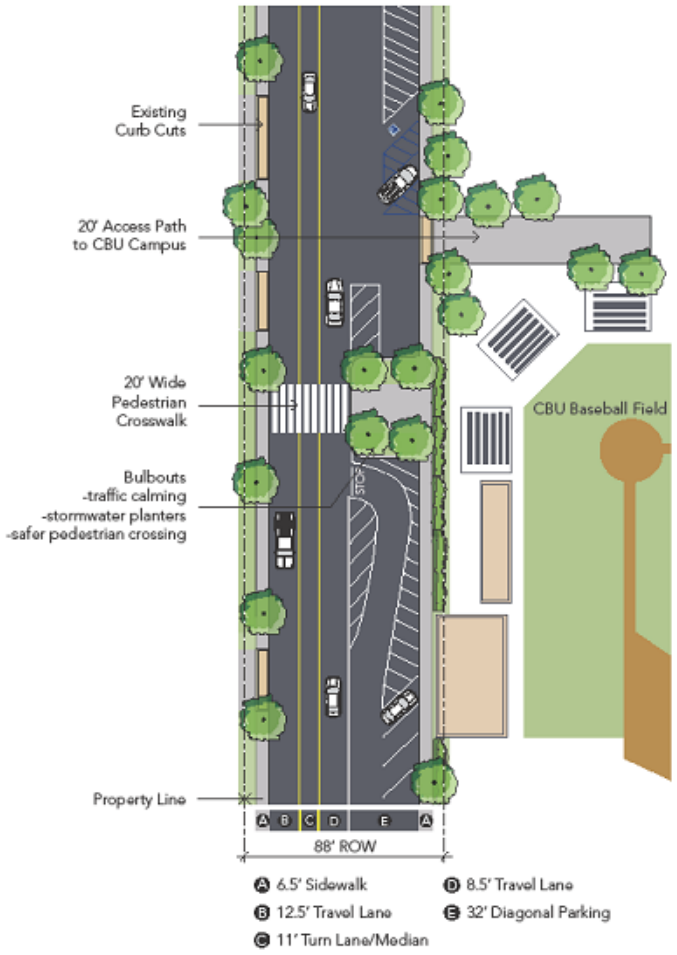


FIGURE 3-8: EXISTING (2018) MONROE STREET CROSSWALK

Note: Ultimate width to be achieved at the time improvements to adjacent athletic facilities occur.

Diana Avenue

The segment of Diana Avenue between Adams Street and Monroe Street, and adjacent to SR-91, is designated as a local 60-foot-wide local street in the General Plan 2025. As part of planned improvements to the Adams Street/SR-91 interchange, the City plans to close the Diana Avenue access at Adams Street. The University intends to vacate Diana Avenue to Monroe Street in conjunction with closure of Diana Avenue at Adams Street. Until such a vacation request occurs, any future traffic calming improvements on Diana Avenue requested by the University will be required to comply with the City of Riverside's Neighborhood Traffic Management program.

2. Vehicular Access – Internal to Campus

Vehicular circulation on private travelways within the Specific Plan area consists of primary vehicular roadways, secondary vehicular roadways, and emergency vehicle access roads. All interior roads are private roads and not under the City's jurisdiction. Figures 3-9 and 3-10 illustrate the typical street cross sections.

FIGURE 3-9: CAMPUS PRIMARY VEHICULAR ROADWAY (PRIVATE)

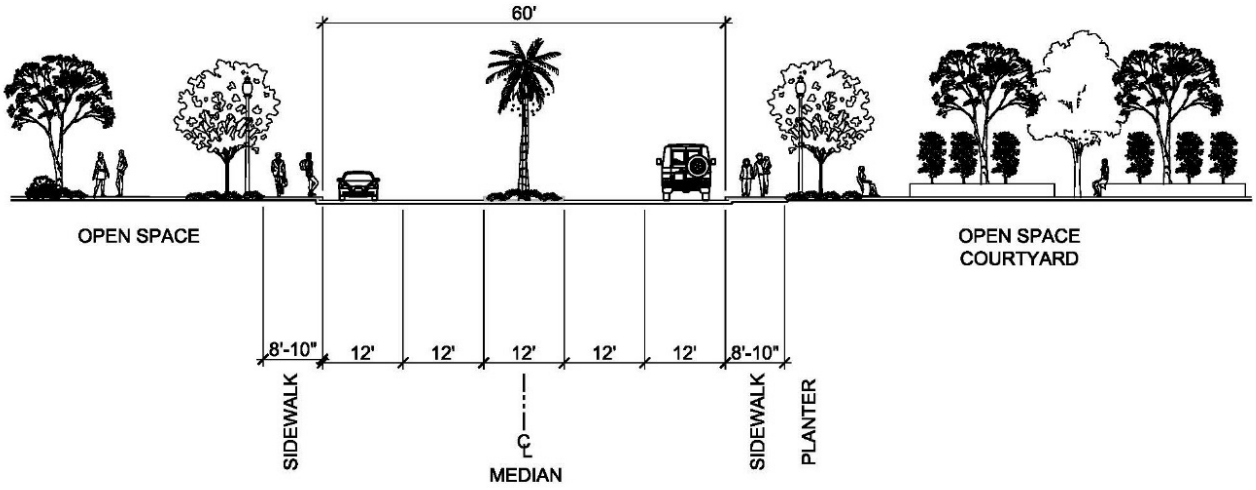
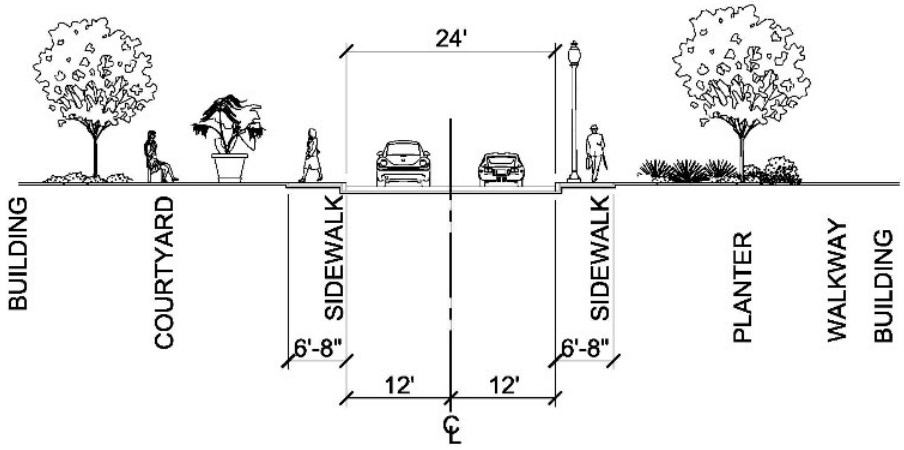


FIGURE 3-10: CAMPUS SECONDARY VEHICULAR ROADWAY (PRIVATE)



Campus Bridge Drive/Lancer Lane is designated a 60-foot curb-to-curb ***primary vehicular road*** (private) through the campus, planned to connect through the campus from Magnolia Avenue to Adams Street. The medians at the campus entrances will include palm trees to designate and highlight these gateways into the campus. The median throughout the rest of the drive will contain trees that link and unify the site. Roundabouts internal to the campus along this road will contain specimen plantings to mark transitions to side routes. Decorative pavers and integral color concrete bands will be included at the major entries and roundabout nodes to indicate visual transition. Pedestrian paths along the road will be eight to 10 feet wide and may be adjacent or parallel to the road depending on location.

The ***secondary vehicular roadways*** (private) shown on Figure 3-10 are 24-foot curb-to-curb roads. Flexible approaches to streetscape treatment will be used to match the range of contexts found on the campus. The objective is to retain a residential scale and quality regardless of the campus use served.

Gated ***emergency vehicle access roads*** (private) shown on Figure 3-11 consist of minimum 20-foot-wide all-weather paved sections. Emergency vehicle access will be provided at multiple points from Magnolia Avenue, Adams Street, and Monroe Street and from the internal primary and secondary roadways. Emergency access will be unobstructed, with the roads to include stencil markings to read "NO PARKING – FIRE LANE." Vertical clearance will meet the standards of the City Fire Department, as will the lockable gates. Emergency vehicle access travel paths will comply with the California Fire Code and all City codes and regulations.

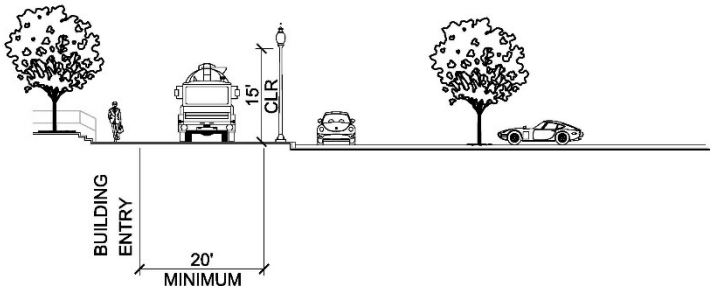


FIGURE 3-11: EMERGENCY VEHICLE ACCESS ROADWAY

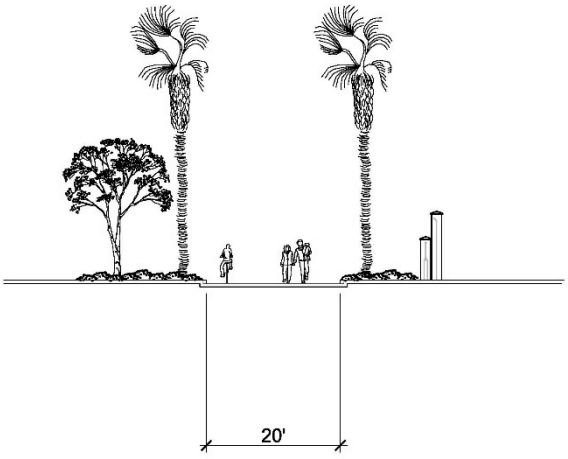


FIGURE 3-12: EMERGENCY VEHICLE ACCESS ROADWAY WITH PEDESTRIAN PATHWAY

The emergency vehicle access roads serve the dual purpose of pedestrian promenades and connections to academic buildings and interior courtyards, residential areas, athletic facilities, and open space areas (see Figure 3-12: Emergency Vehicle Access Roadway with Pedestrian Pathway). While not inhibiting the emergency access function of these pathways, the landscape treatment will ensure the duality lends a pleasant aesthetic quality to the pedestrian nature of the campus.

3. Pedestrian Connections – Internal to Campus

Pedestrian circulation consists of a network of internal pathways throughout the CBU campus. These pathways create a network that allows students, employees, and visitors to walk efficiently and easily to any destination on campus. Sidewalks on both sides of the primary roadway have a minimum width of eight feet. Sidewalks provided on one or both sides of secondary roadways and through residential areas are six to eight feet wide. Primary sidewalks between academic buildings, courtyards, athletic facilities, and open spaces have a minimum width of eight feet.

As described above, the emergency access roads provide the dual function as pedestrian walkways. Planting adjacent to walkways will be maintained at a reasonable height to ensure the safety and security of pedestrians (Figure 3-12).

4. Bicycle Circulation and Parking

Encouraging alternative transportation to and from campus is one of the important ways that CBU contributes to attaining a sustainable environment. Many students travel by bicycle within campus every day. One of the goals of the Specific Plan is to improve bicycle access and safety for students, faculty, staff, and visitors and to increase the number of people choosing to bicycle on and off campus. The Specific Plan provides for an improved campus bicycle pathway system linked with the City system. With the anticipated growth of the campus, CBU will have many new opportunities to incorporate safe bicycle access and secured bicycle parking to create a very bicycle-friendly campus.

Skateboarding and use of non-motorized scooters are also popular modes of travel, and the University will support these environmentally friendly ways of getting around by allowing their use wherever bicycles are allowed.

The bicycle network at CBU consists of an informal system of linkages via the primary roadways, secondary roadways, emergency vehicle access lanes, and pedestrian pathways described above. The movement of bicycles occurs in an organic manner, without significant conflicts with vehicles and pedestrians. Bicycle racks are strategically distributed throughout the campus at clusters or "hubs" adjacent to academic buildings, student housing, and other areas where people assemble. The location of bicycle racks is fluid, with CBU staff adjusting locations as needed to respond to observed patterns of use and requests from users.

All primary and secondary roadways within the CBU campus will continue to permit cyclists either on shared facilities with cars or on dedicated bicycle lanes. Cyclists will also continue to be able to use the wider pedestrian paths and emergency vehicle access lanes. To improve conditions for and encourage cycling (as well as skateboarding, scootering, and similar mobility modes), the University will implement the following improvements as needed:

a. To improve safety and security, provide appropriate lighting on roadways and pathways to serve both pedestrians and bicyclists.

b. Install bicycle-related signs to clarify circulation routes and road safety rules, and to highlight potential conflict areas.

c. Identify primary bike routes and bicycle parking areas on campus directories.

d. Include pavement markings on all travel paths indicating whether and how bicycling is permitted.

e. In any new campus vehicle parking structures, provide bicycle parking facilities.

The University will continue to monitor bicycle use on campus and respond to future demands.

5. Transit Connectivity

The Riverside Transit Authority (RTA) runs Route 1 bus line and RapidLink on Magnolia Avenue from the University of California, Riverside to the West Corona Metrolink Station. This route services CBU directly and has many transfer points along the route, including the Galleria at Tyler shopping center. RTA also runs Route 14 along Indiana Avenue that parallels Route 1.

CBU operates its own private shuttle bus service to transport students from the main campus to off-site campus classroom facilities at Riverside Municipal Airport and other locations.

6. Parking

Parking will be provided on campus to meet the anticipated needs of the student body, University staff, and visitors. Parking requirements for the uses related to the University are detailed in Chapter 4 (Land Use Regulations and Development Standards), Table 4-2 (Development Standards for New Construction). At no time will the amount of available parking fall below the demand associated with current enrollment, per the standards set forth in Chapter 4 (Land Use Regulations and Development Standards). Where feasible, existing parking lots will be consolidated within the main campus for efficiency. As demand warrants, parking structures will be constructed to allow for greater parking density at central locations. Two parking structures are planned, as described in Chapter 4 (Land Use Regulations and Development Standards). Parking lots and structures may be located anywhere within the campus, provided parking lot and structure design conforms to the standards in Chapter 4 (Land Use Regulations and Development Standards), Chapter7 (Design Guidelines), and Chapter 8 (Implementation). Pedestrian connections will be provided between the parking facilities and the larger on-campus pedestrian circulation system.

C. Open Space Plan

Open spaces throughout the CBU campus provide places for relaxation, active and passive recreation, contemplation, and gathering. Open spaces contribute to the ambiance of the campus. This Specific Plan ensures that open space areas continue to be distinguishing features. The following objectives guide the open space plan.

- Use green space and informal recreation areas to provide transition between the campus and surrounding areas along Magnolia Avenue and to a lesser extent, Adams and Monroe Streets.
- Accommodate informal recreation and structured intramural activities at open space areas throughout the campus, as determined by the University's Intramural and Athletic Department's needs.
- Provide a visual aesthetic of green space interspersed campus-wide.

The conceptual planned campus open space network is illustrated on Figure 3-13. Additional plazas will be located in the interior portion of campus to create a strong campus identity. Programmed improvements to athletic fields are described in Chapter 4 (Land Use Regulations and Development Standards). See also Chapter 7 (Design Guidelines), Section H (Open Space Network).

1. Residential Open Space

The University owns and manages several apartment complexes within the Specific Plan boundaries. The private and common open space areas associated with these apartments were provided in compliance with the Zoning Code provisions effective at the time they were constructed. Over time, these complexes have been incorporated into the Specific Plan area and the open space areas have been modified to fit the needs of CBU students and staff. As the University continues to transition apartments to student residences, the University may modify internal open space areas and balconies to reflect a development character more suitable to student life. For example, patio fences may be removed, and private open space may be converted to common open space. As a result, overall open space area within a housing complex may be reduced. However, any loss of such open spaces within an individual residential complex would be offset by the availability of common open space areas (and athletic facilities) across the campus.

2. Campus Open Space

Campus open space consists of buffers, landscaped areas and courtyards, the Magnolia Lawn detention basins, dedicated walkways, athletic fields, and bio-swales. Landscape plans will meet the landscaping requirements described in Chapter 7 (Design Guidelines) and will be reviewed at the time of Site Plan and Design Review (as applicable) and shall be consistent with the Open Space Guidelines of this Specific Plan.

Designated historic open space areas will be protected as described in Chapter 6 (Cultural Resource Management).

3. Buffers

The perimeter of the campus will have a formalized landscape treatment that unifies the contiguous campus boundaries. The treatment will vary to accommodate existing structures and planned development. Where no existing or planned open space facilities are provided, the buffer will be consistent with the greenway buffers described for each of the boundary roadways (Magnolia

Avenue, Adams Street, and Monroe Street). A landscaped buffer treatment will be provided around all parking structures to soften the impact of the structure, shown in detail in Chapter 7 (Design Guidelines). Landscaped treatments within parking lots will include islands and tree wells to ease vehicular and pedestrian circulation and to provide shade.

FIGURE 3-13: PLANNED OPEN SPACE NETWORK

The landscape treatment along Magnolia Avenue will be compatible with the landscape pattern that is already established along Magnolia Avenue. Chapter 7 (Design Guidelines) discusses the guidelines for open space treatments, hardscape materials, and plant palette.

4. Athletic Open Space

CBU's athletic open spaces include the Lancer Outdoor Sports Complex (baseball and softball stadiums and soccer fields), practice fields, and designated intramural fields. Athletic open space shall provide for athletic fields appropriate to the competitive division of college athletics with which CBU is affiliated. See Chapter 4 (Land Use Regulations and Development Standards), Section G (Athletic Facilities) for development standards for athletic facilities.

5. Common Open Space

Common open spaces are intended for use by the entire campus community. Common open spaces include the network of plazas, courtyards, and public green spaces such as Magnolia Lawn, the water quality basin, Stamps Courtyard at the Yeager Center, Harden Square at the James Building, Annie Gabriel/Wallace Building Commons, the Brisco's courtyards, and residence courtyards in University Place.

6. Campus Views

Views onto and through college and university campuses are formed—intentionally or unintentionally—when the placement of land uses and structures in the context of natural features combine to create a picturesque setting. Views and visual impressions are an integral component of creating a campus's identity. Properly framing key features can showcase the aesthetic qualities of the campus. Because the CBU campus is situated along two well-travelled city streets—Magnolia Avenue and Adams Street—the campus is quite visible to passers-by. Preserving existing views into the campus and enhancing the street edges further the vision of this Specific Plan area for a high-quality university. The visual aesthetic of CBU proudly reflects the educational mission. Thus, the University's intent is to enhance campus views as the campus expands. Key features will include dense, attractive landscaping, uniform high-quality fencing materials, strong architectural design, a comprehensive sign program, and attractive campus gateways. Figure 3-14: View Opportunities illustrates prominent view locations of and within the campus and potential features that may be incorporated.

FIGURE 3-14: VIEW OPPORTUNITIES

D. Infrastructure Plan

1. Water System – Potable

The CBU campus lies within the service area of the Riverside Public Utilities, in the 997-pressure zone area. Water facilities in the campus vicinity include:

- 12-inch line on Magnolia Avenue
- 6-inch line and 12-inch line on Adams Street
- 8-inch line and a 6-inch line on Diana Avenue
- 6-inch line on Monroe Street

The CBU campus ties into these City main lines. The campus water distribution lines are owned and maintained by the University and range in size from three to 12 inches. Needs of the campus include those of water supply and water pressure for fire-fighting purposes. The existing and proposed potable water systems are illustrated in Figure 3-15: Existing and Planned Potable Water Facilities Systems.

2. Water System Enhancements

To meet the growth needs of the University and supply all planned facilities, improvements to the internal campus water system will be required. An eight-inch water line will be extended from Lancer Lane along the realignment of the primary access roadway (Campus Bridge Drive) to the existing water system in Adams Street to provide a loop system. This will occur during the construction of Lancer Lane. Local service connections to the buildings, proposed to be constructed as part of the campus expansion, will branch off the existing or proposed water line mains. Final water line sizes will be determined at final building design during the plan check review process.

3. Fire Flow Demand

Fire flow requirements for the campus vary depending on the size and type of a building. The fire flow requirement for academic buildings is a minimum 1,750 gallons per minute (gpm) at 20 pounds per square inch (psi). The requirement for multiple-unit residential buildings is 1,500 gpm at a minimum of 20 psi. The Events Center, completed in 2017, required an upgrade to the water system to ensure required fire flows. This upgrade resulted in sufficient fire flows campus-wide. Nonetheless, fire flow calculations will be required during final design for each building to ensure adequate protection.

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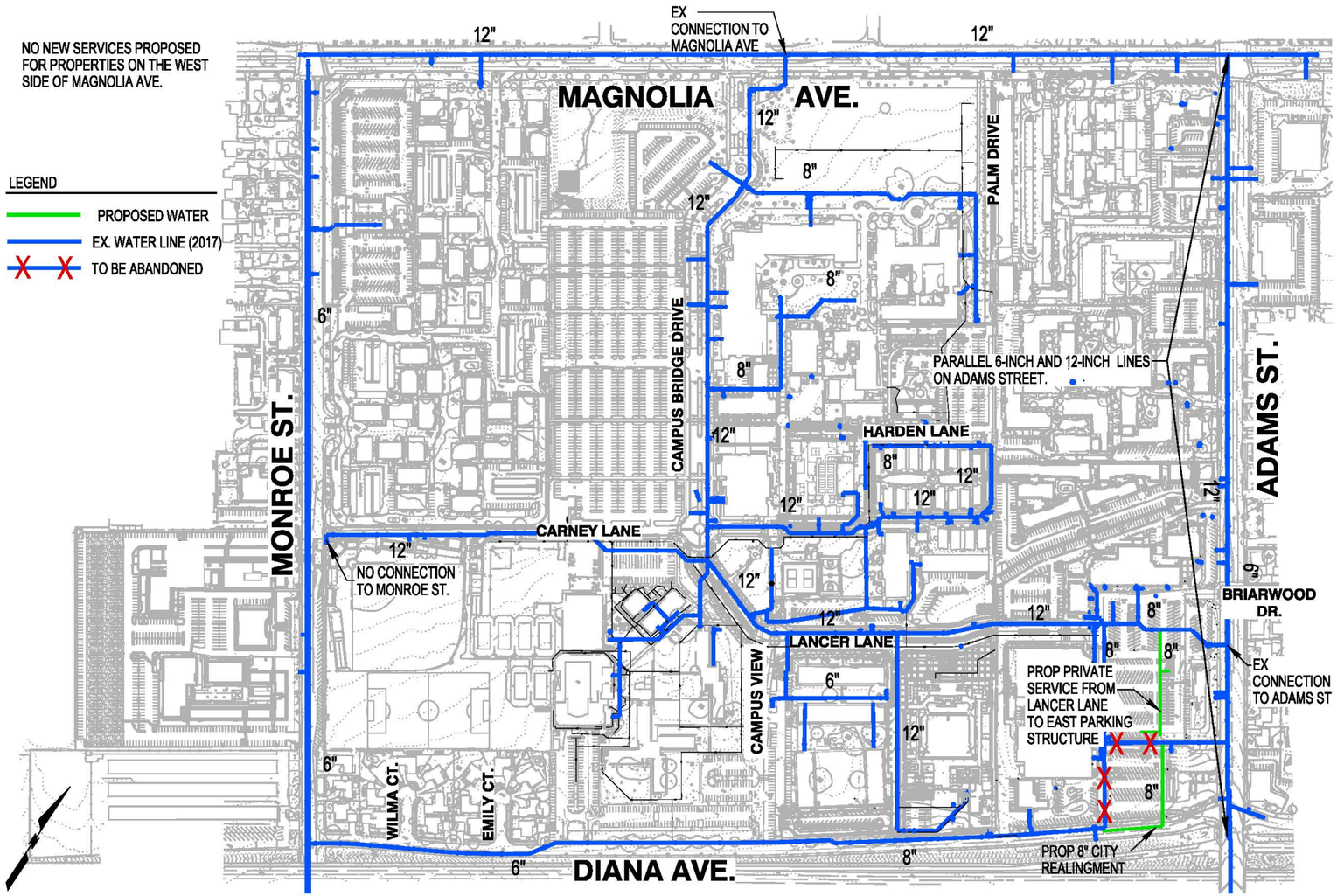
FIGURE 3-15: EXISTING AND PLANNED POTABLE WATER FACILITIES SYSTEMS



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4. Non-Potable Water System

CBU owns and operates two on-site wells (Figure 3-16: Existing and Planned Non-Potable Water Facilities) that are used for irrigation purposes only. The wells are equipped with 60-horsepower pumps with an approximate maximum capacity of 265 gpm. The size of the irrigation system pipes ranges from 0.5 to 6 inches in diameter.

A 24-inch recycled water main in Monroe Street, constructed and maintained by Riverside Public Utilities, will be available to CBU. Because the core campus uses on-site private wells for non-potable water needs, CBU does not anticipate connecting the core campus to RPU's recycled water line. However, the Wellness Center (located south of Monroe Street) will connect to the line, and the Health Sciences campus has infrastructure in place to connect.

RMC Chapter 14.28 (Mandatory Use of Recycled Water) dictates when non-potable water must be used. CBU will comply with these requirements, using City supplies to supplement its own well water. Figure 3-16 also illustrates the location of existing and planned non-potable water facilities.

5. Planned Water Supply – 2025

The City of Riverside provides municipal water service, with water supplies drawn from a system of wells it owns and operates. Pursuant to State law, every five years the City of Riverside Public Utilities Department prepares an Urban Water Management Plan to assess long-term water supply demands and the City's ability to meet those demands. The water demand and supply assessment contained in the 2015 Urban Water Management Plan (Riverside Public Utilities, Water Division) indicates that available water supplies, estimated through year 2040, are greater than projected water demands citywide.

Chapter 8 (Implementation) includes strategies to reduce water demand over the long term.

E. Sewer System

1. Sewer System

Wastewater collection and treatment service is provided by the City of Riverside. Wastewater is treated at the Riverside Regional Water Quality Control Plant located south of the Santa Ana River on Acorn Street. The plant has a design capacity of 52.2 million gallons per day. An additional demand of nine million gallons per day is projected through the year 2025. Access and capacity fees are charged by the City Public Works Department when a new development occurs to fund additional capacity for the treatment plant.

The Specific Plan area is located within the Arlanza Sewer Study Basin east of Tyler Street. Sewer flows are conveyed via gravity lines to the Riverside Regional Water Quality Control Plant. Sewage transmission facilities serving the campus include those described here and illustrated in Figure 3-17: Existing and Planned Sewer Facilities.

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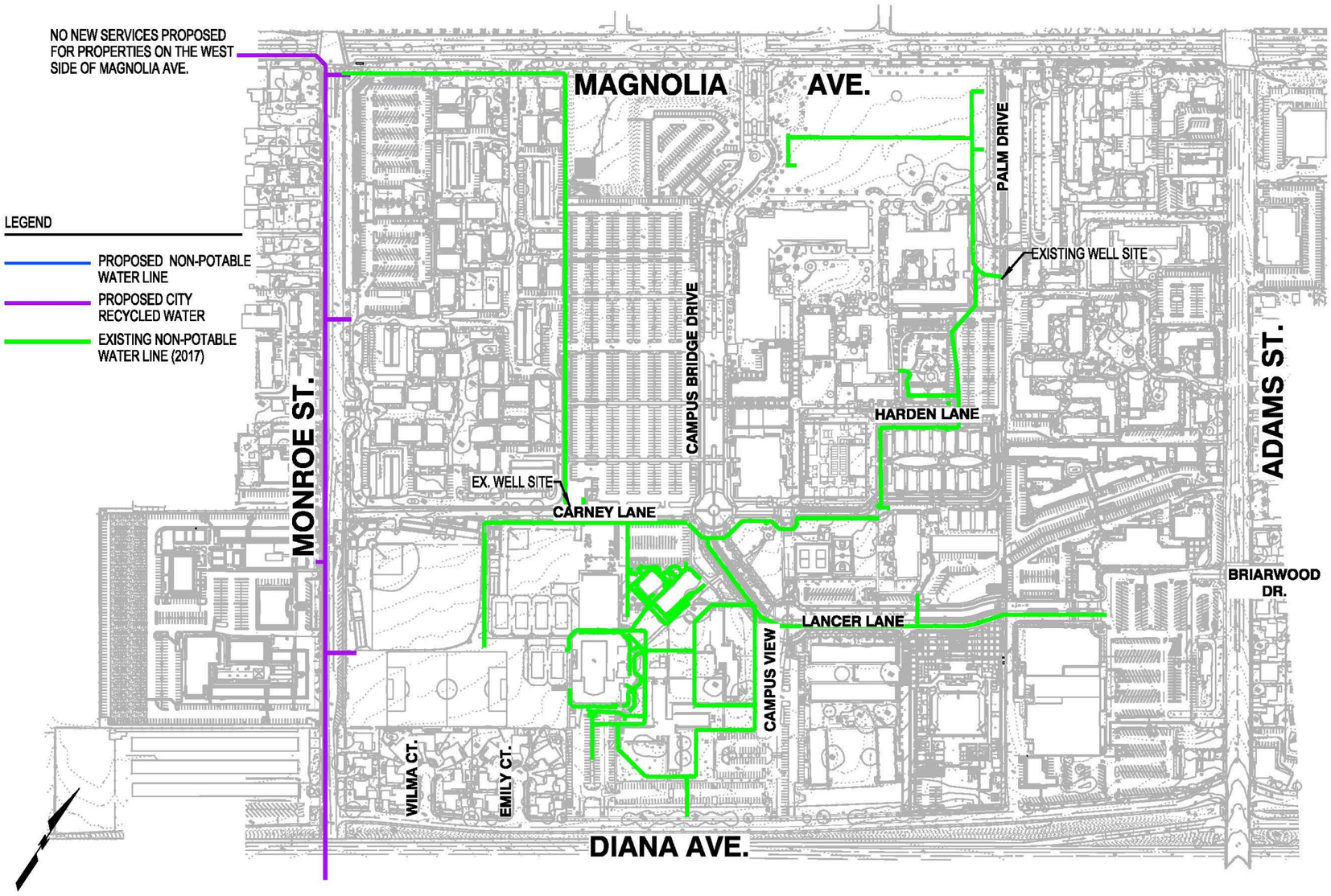
FIGURE 3-16: EXISTING AND PLANNED NON-POTABLE WATER FACILITIES



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- Eight-inch sewer line originating in Adams Street just northwest of Briarwood Drive and draining northwesterly on Adams Street to Magnolia Avenue
- Eight-inch sewer line in Magnolia Avenue that drains southwesterly to Monroe Street
- Fifteen-inch sewer trunk line in Monroe Avenue northwest of the campus
- Eight-inch sewer line in Diana Avenue from north end of campus to Monroe Street
- Twelve-inch sewer line that flows northwesterly on Monroe Street from Diana Avenue to the beginning of the eight-inch and 15-inch parallel system

Approximately 650 feet northwest of the intersection of Diana Avenue and Monroe Street, a 15-inch sewer relief trunk line drains parallel with the existing eight-inch sewer; the two lines tie together at the intersection of Magnolia Avenue.

2. Planned Sewer System – 2025

The land use changes proposed by the CBU Specific Plan will create additional demand on sewer facilities. Engineering studies prepared for the Specific Plan determined that the existing eight-inch sewer in Magnolia Avenue does not have capacity to serve the entire future development of the campus. Therefore, flows will be directed to existing sewer lines in Adams Street, Diana Avenue, and Monroe Street to relieve flows directed to the existing eight-inch sewer line on Magnolia Avenue.

The proposed sewer pipeline locations to service the proposed campus development are described below and illustrated on Figure 3-17: Existing and Planned Sewer Facilities.

A 10-inch sewer connection is planned to connect with the existing 12-inch sewer line in Monroe Street. In 2014, a previously planned eight-inch sewer line was extended northeasterly along the proposed primary access road to Adams Street. Sewer line capacity studies performed in 2018 indicate that adequate capacity exists in all trunk lines to accommodate transmission demands associated with build-out of the Specific Plan.

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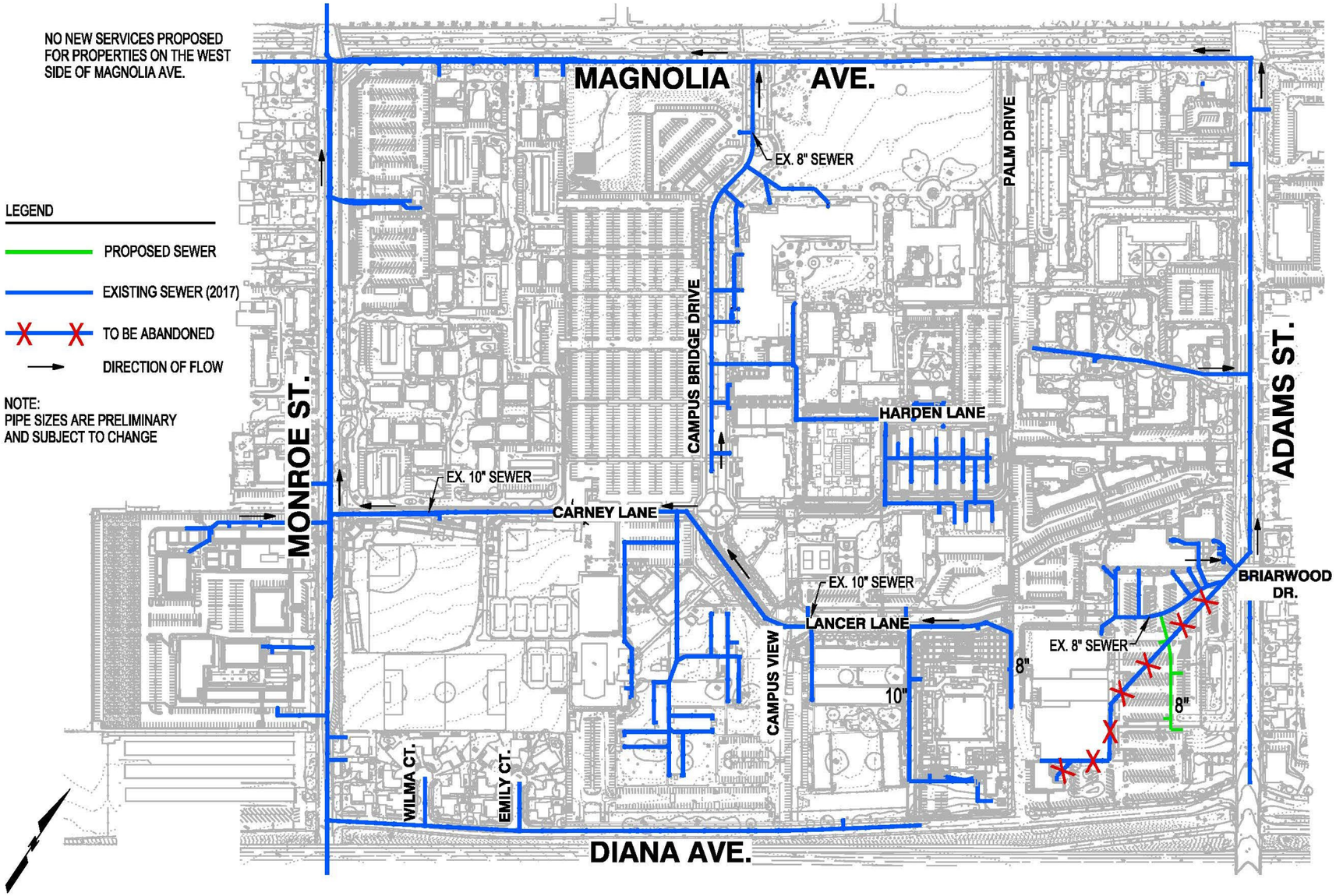
FIGURE 3-17: EXISTING AND PLANNED SEWER FACILITIES



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F. Drainage System

1. Storm Drains

The campus is divided into four drainage areas that respond to terrain and configuration of established storm drain facilities, as shown on Figure 3-18: Storm Drain System. These areas drain into regional storm drain facilities (also shown on Figure 3-18) managed by the Riverside County Flood Control and Water Conservation District. Drainage facilities and long-term needs are documented in a hydrology study completed by Rick Engineering Company in July 2018.

The CBU campus is located within the Monroe Area, as indicated in the District's *Master Drainage Plan Existing and Proposed Storm Drain Facilities*. Three mainline drainage facilities serve the area:

- Monroe Storm Drain Stage I Line
- 30-inch storm drain in Magnolia Avenue
- 20-inch storm drain northwest of Diana Avenue

The Monroe Storm Drain Stage I Line begins approximately 400 feet south of Indiana Avenue. In the campus vicinity, as shown on Figure 3-18, this system ranges from a 60- to 63-inch reinforced concrete pipe in Monroe Street before upsizing to an eight-foot by three-foot concrete box culvert at Magnolia Avenue. This system ultimately drains northwesterly to the Monroe Street Channel.

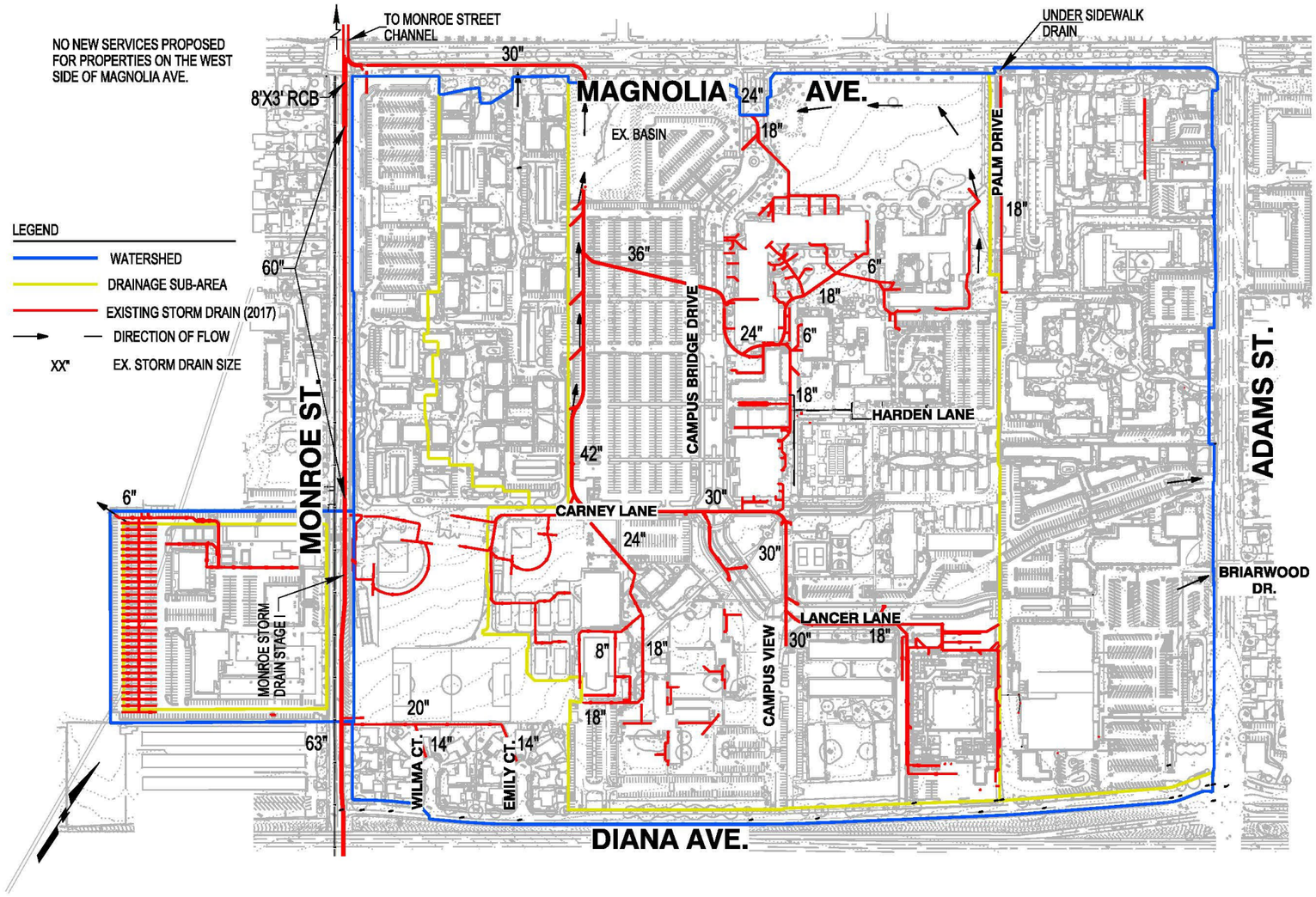
The majority of campus runoff is conveyed via on-campus storm drain systems to the existing detention basin on campus. The drain lines range from 10 to 42 inches in diameter. From the basin, the storm water flows into the existing 30-inch storm drain in Magnolia Avenue to the existing Monroe Storm Drain Stage I Line.

The second drainage area captures runoff from areas along Monroe Street, Wilma Court, and Emily Court. The runoff from Diana Avenue and residential homes on Wilma and Emily Courts drains into the existing 20-inch storm drain facility in Diana Avenue and into the Monroe Storm Drain Stage I Line. Other adjacent areas flow as surface runoff onto Monroe Street and enter the Monroe Storm Drain Stage I Line.

The third drainage area is adjacent to Adams Street, between Diana and Magnolia Avenues. Runoff from this area drains as surface flow to Adams Street and Magnolia Avenue, ultimately draining to the Monroe Street Channel. According to engineering studies for the campus master plan, the Monroe Storm Drain Stage I Line has adequate capacity to accommodate all flows associated with the CBU campus, as the onsite basin will be enhanced to capture and detain increased runoff to keep the outflow at or below existing storm flows.

University-owned storm drain facilities on the campus range in size from six to 42 inches. As new development occurs, localized storm drains will be constructed and connected to existing storm drain systems that flow to the basin. Existing drainage patterns will be respected throughout the campus to reduce the potential of diversion of flows. The existing 30-inch storm drain along Lancer Lane will be extended to provide drainage facilities for the realigned primary vehicular roadway.

FIGURE 3-18: STORM DRAIN SYSTEM



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2. Onsite Detention

To reduce flows to the regional storm drain system and capture drainage for beneficial reuse, features will be integrated in all new campus development to promote infiltration (Figure 3-19: Planned Storm Drains).

The existing detention basin will remain in place to retain runoff and allow for its treatment to attain applicable water quality standards for the region and allow for some infiltration into the local aquifer. The outlet structure will be designed to detain the storm water runoff down to pre-project conditions. The outlet structure will connect to the existing 30-inch storm drain in Magnolia Avenue and drain to the existing Monroe Street Channel.

G. Utilities

1. Electric Power

Electrical power service is provided by the City of Riverside through the Riverside Public Utilities Department. The campus will have no unusual power demands or electrical service needs as build out occurs pursuant to this Specific Plan. The additional demand on electrical facilities created will be reviewed and approved by the City as individual projects are proposed. Any needed improvements to the larger City system over time will be funded through fees collected for each new development.

2. Natural Gas

Natural gas service is provided by the Southern California Gas Company. The campus will have no unusual demands for natural gas service needs as build out occurs pursuant to this Specific Plan. The additional demand on facilities created will be reviewed by the Gas Company as individual projects are proposed. Any needed improvements to the larger gas provision system will be by fees collected by the Southern California Gas Company.

3. Solid Waste

Solid waste collection and disposal are provided by private contractors. The University will continue to contract privately to meet its waste disposal needs and to ensure it complies with all regulations regarding waste diversion (recycling).

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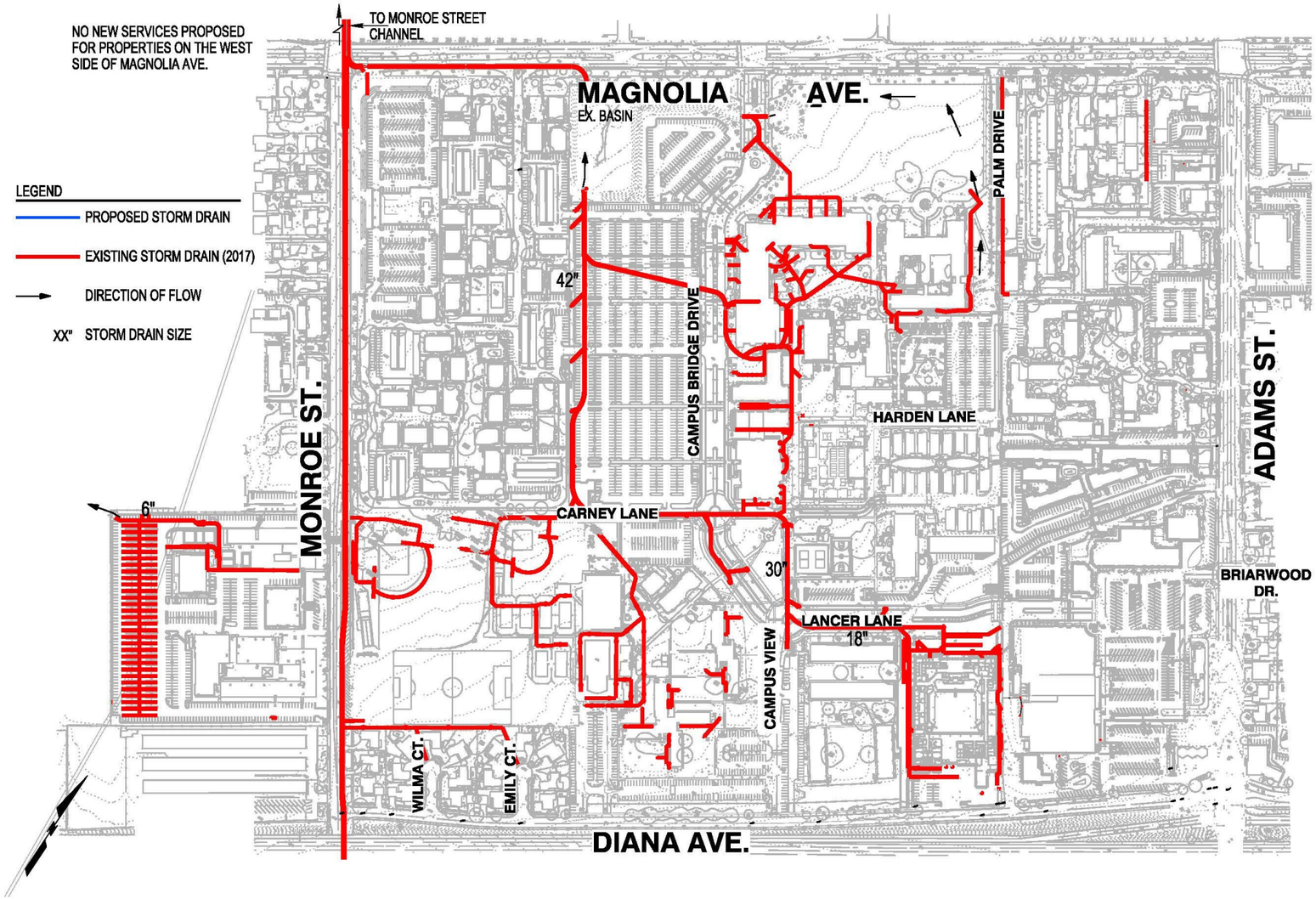
FIGURE 3-19: PLANNED STORM DRAINS



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H. Central Plant

The Central Plant is a centralized heating and cooling facility serving the core academic and administrative areas of the campus, with the exception of the Events Center, which has its own power plant. Space has been reserved within the Central Plant for additional equipment to serve future buildings. An expansion of the physical plant will not be required to meet anticipated needs of the campus's physical environment. A new chiller, cooling tower, and boiler will be added within the existing building to serve future needs.

I. Telecommunications Technology

The University will have choices regarding which service providers are used and will coordinate any localized upgrade needs with the selected provider. In particular, CBU will look to take advantage of dark fiber infrastructure installed by RPU as it becomes available.

The University's vision for technology is to work toward providing full access to information, resources, and services to enhance and support the learning experience through the use of innovative technology. To accomplish this, the University will continue to use a technology convergence model to build new infrastructures that will help create environments and conditions that allow for the cultivation of creative and innovative ideas from students, faculty, and staff utilizing technology.

Successful delivery of campus-wide technology is dependent on a scalable, fast, secure, and solid infrastructure. Such infrastructure is also essential in the delivery of other technologies such as wireless, classroom multimedia, security, student information, and communications systems.

J. Campus Safety

CBU maintains its Department of Safety Services to enhance the safety and security of the CBU community. The department assists with the protection of students, employees, and property. The Department of Safety Services provides 24-hour assistance to the campus community, and all areas of the campus are regularly patrolled. Safety Services also assumes an educational role by teaching members of the CBU community to support one another and to be vigilant of their surroundings.

CBU has an established and active campus security policy that meets the disclosure requirements of Title IV of the Higher Education Act of 1965 regarding campus security policies and crime statistics.

As required by law, the University provides information from the Emergency Response and Safety Handbook and Annual Security Report to all current students, faculty, and staff annually. It is also available upon request to applicants for employment or enrollment (or parents). The Annual Security Report is distributed by the Department of Safety Services throughout the year to new students at registration and to new employees with their new-hire-packet.

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Chapter 4: Land Use Regulations and Development Standards

A. Purpose and Applicability

These land use regulations and development standards for the CBU Specific Plan provide CBU administration and CBU's contractors with the development and design criteria that apply to development governed by this Specific Plan, and to reinforce the desired building and distinct character of the Mission Revival architectural influence. All properties governed by this Specific Plan area shall be subject to these standards. These standards are intended to support the CBU Specific Plan objectives and policies, and to:

- Define the permitted land uses within the Specific Plan area.
- Provide design parameters for all development in the Specific Plan area.
- Provide guidance as to the quality and character of individual projects.
- Offer flexibility to accommodate innovative and unique designs, as well as the evolving and dynamic nature of the University's needs.
- Promote design creativity and variation while ensuring consistency in building scale, proportion, and pedestrian orientation, as well as the distinct character of the Mission Revival architectural design influence.
- Create a vibrant environment that complements the surrounding community.
- Provide transitions between the CBU properties and surrounding non-CBU land uses.
- Ensure appropriate sensitivity to adjacent single-family residential neighborhoods.
- Maintain CBU as a pedestrian-oriented and multi-modal campus.

Chapter 2 (Planning Framework) identifies the vision, objectives, and policies that guide the framework for development. The CBU campus, as illustrated in previous Figure 3-1: California Baptist University Specific Plan area, where two Subdistricts, CBU Specific Plan 1 (CBU SP-1) and CBU Specific Plan 2 (CBU SP-2), have been established, is regulated by a single CBU Specific Plan Zone. For each subdistrict, this chapter identifies specific land uses, setbacks, building heights, and massing requirements, as well as landscaping and parking requirements.

B. Permitted Uses

Table 4-1: CBU Specific Plan Zone – Permitted Uses and Supportive Uses identifies the primary and supportive uses allowed within the CBU Specific Plan Zone. These uses and all similar uses that are directly related to the operations of the University are permitted as a matter of right or conditionally permitted, unless otherwise indicated in Table 4-1, subject to compliance with the development standards and design guidelines contained within this CBU Specific Plan.

All development permitted as a matter of right or conditionally permitted in the subject SP Subdistricts shall be subject to the requirements and processes established in Chapter 8 (Implementation).

Any use not specifically listed in Table 4-1 may be permitted, subject to determination by the Community and Economic Development Director that the proposed non-classified use is similar to an allowed use. See Chapter 8 (Implementation) for the process for such a determination.

In addition to uses associated with the University, certain uses not operated by the University may be permitted within the CBU Specific Plan Zone through a license or lease arrangement with the University, subject to the use regulations set forth in Table 4-1. Also, temporary uses by non-University users may be permitted through a Temporary Use Permit, as set forth in Chapter 8 (Implementation).

TABLE 4-1: CBU SPECIFIC PLAN ZONE – PERMITTED USES AND SUPPORTIVE USES

Use Category **P = Permitted by Right** **MCUP = Minor Conditional Use Permit** **CUP = Conditional Use Permit**	**CBU SP-1**	**CBU SP-2**
Primary Uses		
Administrative Facilities	P	P
Amphitheaters, Performing Art Theaters, and Events Centers		
- Up to 2,499 seats	P	CUP
- 2,500 seats or more	MCUP	CUP
Athletic Facilities		
- Indoor	P	MCUP
- Outdoor	P	CUP
Aviation Instructional Facilities (classroom, simulators, and technology)	P	P
Bookstore/Gift Shop	P	P
Caretaker and Faculty Housing	P	P
Classrooms	P	P
Conference Facilities	P	P
Counseling Services	P	P
Dormitories/Student Housing	P	MCUP
Healthcare and Wellness Services	P	P
Laboratories and Research Facilities	P	P
Libraries	P	P
Maintenance Facilities (only associated with CBU operations)	P	MCUP
Museums and Galleries	P	P
Recreation Centers - Indoor	P	P
Religious Facilities (related to CBU)	P	MCUP
Restaurant, Food Services, and Retail Uses supporting campus activities	P	CUP

TABLE 4-1: CBU SPECIFIC PLAN ZONE – PERMITTED USES AND SUPPORTIVE AND USES		
Use Category **P = Permitted by Right** **MCUP = Minor Conditional Use Permit** **CUP = Conditional Use Permit**	**CBU SP-1**	**CBU SP-2**
Primary Uses		
Single-family Residences	P	P
Storage Facilities – Stand-alone or Incidental to Primary Use		
- Incidental to the main campus	P	CUP
- Stand alone	P	CUP
Supportive Uses		
Central Plant for heating, cooling, and similar functions for on-campus buildings (applies to upgrades to existing Central Plan and any new facility)	P	CUP
Monumentation and Signage	P	P
Open Space, Recreation Areas (casual), Courtyards and Plazas	P	P
Parking Facilities - Surface	P	P
Parking Facilities - Structured	MCUP	NP
Public Utilities and storm water management	P	P
Solar Power Generating Facilities		
- Rooftop photovoltaic	P	P
- Solar arrays	MCUP	MCUP
Wireless Communications Facilities	As set forth in RMC Chapter 19.530	As set forth in RMC Chapter 19.530
Rental, leasing, or other use of buildings, grounds, or recreational facilities for non-University affiliated events and activities		
- Indoor Events	P	P
- Outdoor Events		
For events with 2,499 or fewer attendees	P	TUP
For events with 2,500 or more attendees	TUP	TUP

Notes:

1. Proposal for new buildings or structures and proposals for reuse of (i.e., change in use with or without reconstruction) of existing buildings within a portion of the campus in Airport Land Use Compatibility Zone D, as depicted in Figure 1-4, are subject to the City's Design Review process (administrative), which shall include an evaluation for airport land use compatibility pursuant to the ALUCP. (A larger-scale exhibit depicting the location of the boundary between Zone D and Zone E is available at the office of the Riverside County Airport Land Use Commission and CBU Administration)

2. Construction of new buildings, structures, or athletic facilities and modification of existing buildings for adaptive reuse of (i.e., change in use with or without reconstruction) are subject to the City's Design Review process (administrative).

C. Development Standards

1. General Development Standards

a. *General.* The development standards outlined in Table 4-2 shall apply to the subdistricts within the CBU Specific Plan Zone.

b. *Building Stepbacks.* The setbacks indicated in Table 4-2 apply to the first 30 feet of building height. See note 2 in the table regarding required stepbacks for additional building height.

c. *Transitions to Adjacent Non-CBU Uses*. Table 4-2 provides the minimum setback distances required from buildings within the CBU Specific Plan zone to abutting properties not owned by CBU. These minimum setbacks are established to provide appropriate transitions to surrounding development.

d. *Mechanical Equipment.* Mechanical/electrical equipment and other integral parts of the building or structure associated with the design and operation of the building or structure shall be screened from view by parapet walls and/or other architectural elements of the same height or higher than the roof-mounted mechanical equipment. The screening requirement shall not apply to roof-mounted solar panels.

e. *Additional Height – Limited Circumstances*. Consideration for additional height increases may be permitted for architectural elements, including but not limited to cupolas, domes, or roof enhancements pursuant to Chapter 19.560 of the Zoning Code for exceptions to height limits.

f. *Distance between Buildings.* The minimum distance provided between buildings shall be as required by the Fire Code and California Building Code.

TABLE 4-2: DEVELOPMENT STANDARDS FOR NEW CONSTRUCTION		
Development Parameter	**CBU Campus Zone Subdistricts [1] [2] [3]**	
	CBU SP -1	**CBU SP-2**
Setback from Public Right-of-Way – Minimum [2] - Magnolia Avenue - Adams Street - Monroe Street - Diana Avenue	 15 ft. 5 ft. 15 ft. [4] 10 ft.	 20 ft. 20 ft. 15 ft. N/A
Setbacks Adjacent to **Single-family Residential** Development not owned by CBU (from property line) – Minimum [3] - Abutting Side Lot Line of Single-family - Abutting Rear Lot Line of Single-family	 15 ft. 20 ft.	 15 ft. 20 ft.
Setbacks Adjacent to **Multifamily Residential** Development not owned by CBU (from property line) – Minimum [3] - Abutting Side Lot Line of Multifamily - Abutting Rear Lot Line of Multifamily	 10 ft. 15 ft.	 10 ft. 15 ft.
Setbacks Adjacent to **Nonresidential** Development not owned by CBU (from property line) – Minimum Side and Rear Lot Lines	10 ft.	10 ft.
Setbacks for Surface Parking Lots [6] - Minimum - Front Yard - Side Yard - Rear Yard	 N/A [7]	 20 ft. 10 ft./15 ft. [6] 10 ft./15 ft. [6]
Building/Structure Height - Maximum	99 ft. [5] 165 ft. for non-habitable structures	45 ft.

Notes:
[1] The standards in this table only apply to new construction.
[2] All setbacks shall be measured from the property line.
[3] The setbacks apply to building heights up to 30 feet. For buildings higher than 30 feet, refer to Section C.3 (Stepback Requirements for Buildings over 30 Feet in Height) regarding upper story stepback requirements.
[4] Exception: For seating areas and structures associated with athletic fields, no minimum setback shall apply; setback shall be determined through the Design Review process.
[5] Riverside County Airport Land Use Commission (ALUC) review is required for any structure 100 feet tall or higher.
[6] When in the SP-1 subdistrict and adjacent to the public right-of-way, the minimum setback from public right-of-way (above) shall apply.

2. Exceptions to Setback Requirements

a. Gateways and fencing can be placed within the building setback but must be outside the required landscape setback areas that front public rights-of-way. Setback encroachments shall not be permitted along Magnolia Avenue except as authorized by the Community and Economic Development Director through the Substantial Conformance Determination process (see Chapter 8 – Implementation).

b. Signs may be placed within a required setback area.

c. Architectural features such as pop-out windows and chimneys may encroach up to three feet within a required setback area.

d. Staircases and staircase enclosures may encroach up to four feet within a required setback area.

e. Surface parking lots may be located within the required side and rear setback areas, provided a combination of decorative walls and landscape screening is provided when adjacent to residential uses or residentially zoned properties not within the CBU Specific Plan area.

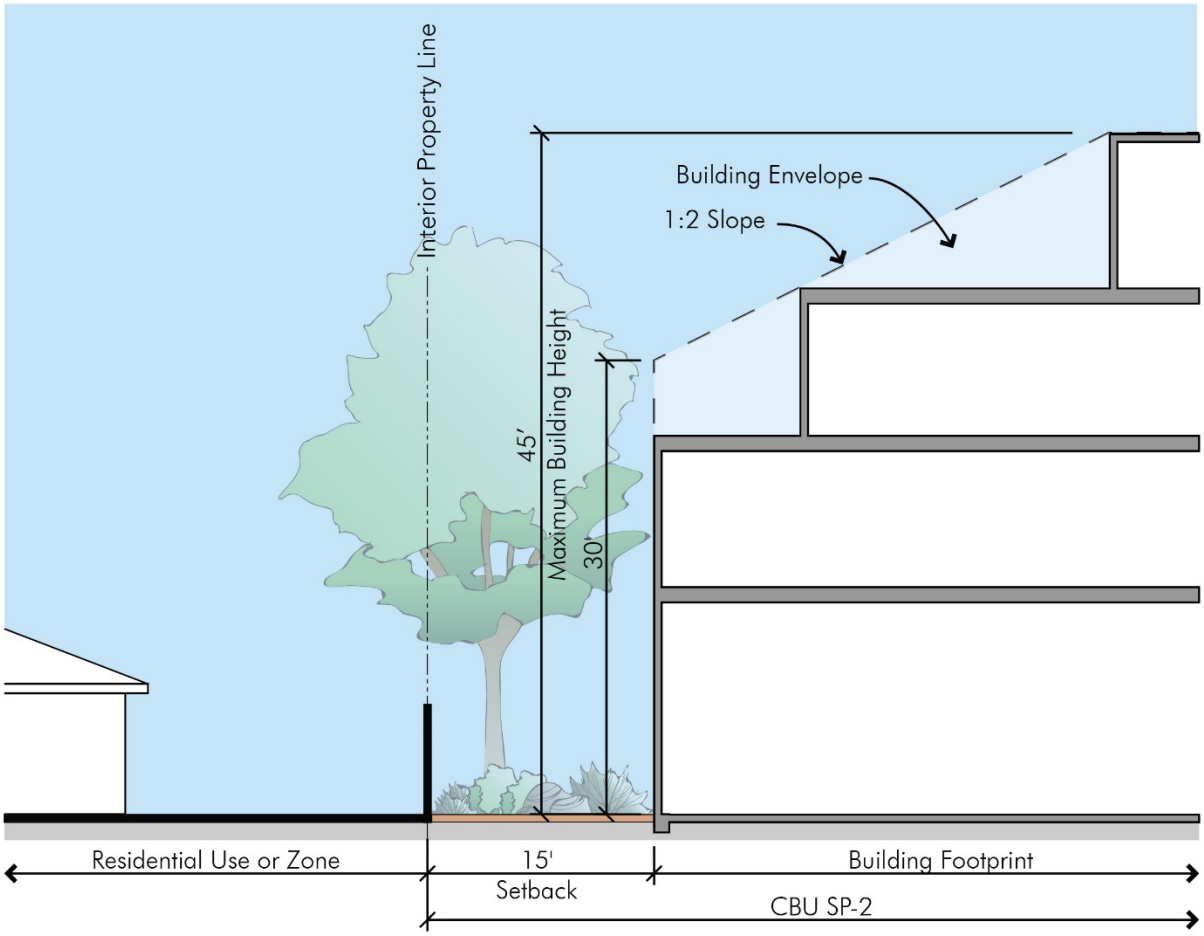
f. Mechanical equipment may be located within the required side and rear setback areas, provided such equipment is acoustically shielded to achieve compliance with Title 7 (Noise Control) of the RMC and is adequately screened from public view.

g. Trash/recycling collection areas may be located within required side and rear setback areas, provided such areas are enclosed as required by the RMC. However, no such collection areas shall be visible from a public right-of-way.

3. Stepback Requirements for Buildings over 30 Feet in Height Adjacent to Residential Use or Zone

For any building located adjacent to a residential use or zone not included in the CBU Specific Plan, as shown on Figure 3-1: California Baptist University Specific Plan Zone and Subdistricts, any portion of the building higher than 30 feet shall step back from the required setback a minimum horizontal distance of one foot for each two feet of building height (see Figure 4-1).

FIGURE 4-1: REQUIRED BUILDING STEPBACKS ADJACENT TO RESIDENTIAL USE OR ZONE



D. Parking

1. On-campus Parking

Parking for all uses within the CBU Specific Plan Zone shall be considered cumulatively to meet overall parking demand as student enrollment increases. In 2016, a total of 4,808 parking spaces was provided on surface lots. This represents full utilization of surface parking, meaning that parking lots were virtually full during peak demand periods.

Tables 4-3 and 4-4 identify, respectively, the breakdown of students and faculty for 2020 and 2025 and the parking demands based these categories of parking demand. The following ratios have been used to calculate future parking needs:

a. 0.7 spaces per traditional (on campus) residential student

b. 0.5 spaces per daytime commuter student and evening graduate student

c. 0.4 spaces for evening commuter

d. 0.8 spaces for daytime faculty/staff

e. 0.4 spaces for evening faculty/staff

f. Visitors calculated at three percent (daytime and evening) of overall required parking

These parking ratios have been established based on a parking analysis prepared by Kunzman and Associates dated May 20, 2015 as an addendum to an earlier report (December 4, 2014) that analyzed parking demand on campus. A validation of the Kunzman analysis was conducted by Rick Engineering and documented by a letter dated September 5, 2017.

Parking will be provided in a combination of surface lots and parking structures at locations convenient to the primary on-campus facilities being served. Parking lots and structures may be sited anywhere within the campus, provided such lots and structures comply with the setback and design standards of Chapter 4 (Land Use Regulations and Development Standards) and Chapter 7 (Design Guidelines).

Two parking structures will meet a portion of long-term demand, based on the above ratios and student enrollment:

- Parking Structure East: 485,000 square feet and approximately 1,460 parking spaces
- Parking Structure West: 320,000 square feet and approximately 1,300 parking spaces

The parking structures will accommodate approximately 2,760 vehicles, or 39 percent of the 2025 demand. The remainder of required parking spaces will be provided in surface lots.

TABLE 4-3: PARKING DEMAND CATEGORIES		
Campus Population	**Fall 2020**	**Fall 2025**
Total Enrollment	**10,209 students**	**12,000 students**
Traditional Residential Student	6,201 students	7,201 students
Graduate	1,543 students	1,813 students
On-line and Professional Studies	2,421 students	2,921 students
Intensive English Learners	44 students	65 students
Faculty and Staff	919 faculty/staff	1,080 faculty/staff

TABLE 4-4: ESTIMATED PARKING DEMAND			
Campus Population	**Parking Ratio**	**Fall 2020 - Projected Parking Demand**	**Fall 2025- Projected Parking Demand**
Residential Student (62% of total student population)	0.7	2,691 spaces	3,125 spaces
Graduate Student	0.5	772 spaces	907 spaces
Commuter Student (38% of total student population)	0.75	1,767 spaces	2,052 spaces
On-line and Professional Student	Counted as Visitor		
Faculty and Staff	0.8	735 spaces	864 spaces
Visitor (3% of overall parking)	n/a	179 spaces	208 spaces
TOTAL PARKING DEMAND		**6,144 spaces**	**7,156 spaces**

Note: Intensive English learners accounted for in the Visitor category.

The University shall be responsible for ensuring that at any time parking demands for current enrollment are being met consistent with these projected demands. Every two years, the University shall be required to submit a parking audit to the City for review. Should substantial parking deficiencies emerge, adjustments may be required to campus operations or physical changes to parking facilities to provide needed parking. The City shall have the authority to request mid-term audits if documented evidence suggests that parking demands are not being met by on-site facilities.

2. Off-campus Parking – Permanent

Permanent parking to serve on-campus uses may be located off campus to meet CBU's parking requirements. Potential locations are not known. Any permanent off-campus parking provided shall be subject to the following:

a. The parking area shall comply with the standards contained in RMC Section 19.580 (Parking and Loading) regarding development and design standards.

b. The parking area shall be subject to the land use regulations and permitting requirements applicable to the zone in which it is located and shall be subject to CEQA compliance.

c. As needed based on distance, CBU may provide shuttle service from the parking area to the campus.

3. Off-campus Parking – Temporary

Temporary parking areas may be provided at off-campus locations to meet demands associated with special events. Any such temporary parking arrangement shall be arranged in conjunction with any required temporary use permits

4. Vehicle Parking Space Dimensions

Off-street vehicle parking spaces shall comply with the dimensional standards set forth in RMC Chapter 19.580 (Parking and Loading), Section 19.580.080 (Design Standards).

5. Drive Aisle and Driveway Width Dimensions

All drive aisles and driveways shall comply with the standards set forth in RMC Chapter 19.580 (Parking and Loading), Section 19.580.080 (Design Standards).

6. Surface Parking Lot Lighting

All surface parking lot lighting shall comply with the standards set forth in RMC Chapter 19.580 (Parking and Loading), Section 19.580.080 (Design Standards).

7. Parking Lot Landscaping

New surface parking lots will be landscaped with shade trees and planter beds so that 10 percent of a parking lot area is landscaped, with at least one shade tree per four parking stalls. In the event the University opts to cover a surface parking lot with carport or shade structures, no landscaping will be required within the interior of the parking lot. Landscape screening shall be provided along any parking lot portion immediately adjacent to a public right-of-way or residentially zoned properties or uses.

8. Parking Structures

a. Any parking structure within the CBU Specific Plan Zone shall meet the setback and height requirements set forth in this Chapter 4 (Land Use Regulations and Development Standards), Section C (Development Standards).

b. All parking structures shall comply with the design standards set forth in Chapter 7 (Design Guidelines).

c. The upper deck of parking structures may be used for non-parking uses such as recreational courts and fields and solar panel placement.

9. Bicycle Parking

Bicycle parking shall be provided in compliance with the California Building Code (CalGreen Code).

E. Landscaping and Irrigation

1. All landscaping shall comply with RMC Chapter 19.570 (Water Efficient Landscaping and Irrigation).

2. All open space areas shall be fully landscaped and comprised of any combination of turf, shrubs, trees, walkways, seating areas, and/or art features, consistent with Chapter 7 (Design Guidelines) of this Specific Plan.

3. Historic landscape features, as identified on Figures 6-1: Cultural Resources shall comply with applicable provisions of this Chapter 6 (Cultural Resource Management).

4. Irrigation systems shall be designed to create efficiency of water use and reduce the labor to manage and maintain the system. To further sustainability efforts, the irrigation system shall be tied into the on-site well. Plan compliance will be reviewed internally by the CBU's Landscape Maintenance Division, as well as through the Design Review process to ensure compliance with RMC Chapter 19.570 (Water Efficient Landscaping and Irrigation).

F. Sidewalk/Pathway and Campus Street Lighting

All outdoor lighting shall be designed and operated in accordance with RMC Chapter 19.556 (Lighting), Section 19.590.070 (Light and Glare), and Chapter 7 (Design Guidelines) of this Specific Plan.

G. Athletic Facilities

Comprehensive improvements are planned to CBU's athletic facilities to provide practice fields, stadiums, and aquatics facilities that reflect the University's NCAA Division I status. Competition and practice facilities will be consolidated at the southwest end of the campus, at the corner of Monroe Street and Diana Avenue, generally as shown on Figure 4-3: Athletic Facilities Plan.

1. Athletic Facilities - Parameters

Construction of expanded facilities will occur, at a minimum, as follows:

a. Baseball stadium seating capacity for up to 3,000 spectators

b. Softball stadium seating capacity for up to 2,000 spectators

c. Soccer stadium seating capacity for up to 3,000 spectators

d. Aquatic facility: pool replacements, bleacher improvements, and enhanced concessions facilities

e. Beach volleyball courts

The soccer practice field indicated on Figure 4-3 will only be constructed upon acquisition of the single-family property within the Specific Plan boundaries.

For purposes of spectator queuing and management, decorative fences, gates, walls, and turnstiles may be installed along Monroe Street. Also, stadium walls that face Monroe Street and Diana Avenue may include graphic murals consistent with the overall signage program.

FIGURE 4-2: ATHLETIC FACILITIES PLAN

2. Athletic Field Lighting

Light standards shall be a maximum height of 99 feet. However, through the Administrative Minor Modification process, higher standards may be permitted as required for specific needs, subject to review by the Riverside County Airport Land Use Commission for compliance with the Riverside County Airport Land Use Compatibility Plan.

All athletic field lighting shall be designed oriented to avoid spillover glare and illumination of any adjacent properties not within the Specific Plan area. This may require the use of cut-off shields or other approaches.

H. Walls and Fences

All fences and walls visible from any public right-of-way shall comply with the design guidelines set forth in Chapter 7 (Design Guidelines). Generally, perimeter fencing shall consist of black galvanized steel tubing, and wall shall be slump stone block. The height of perimeter fencing and pilasters generally shall be limited to a maximum of nine feet, measured as set forth in RMC Section 19.550 (Fences, Walls and Landscape Materials).

All perimeter walls and fences shall be set back a minimum of three to five feet from the edge of the public right-of-way to allow for landscaping to soften the edge. Along Magnolia Avenue, setbacks shall be greater.

The height of interior fencing generally shall be limited to a maximum of six feet, measured as set forth in RMC Section 19.550 (Fences, Walls and Landscape Materials)

I. Utilities

All utilities—including but not limited to gas meters, electrical transformers, telephone pedestals, fire standpipes, and irrigation equipment—shall be located outside the street frontage areas when feasible. When utilities must be located along a street frontage, they shall be visually screened from public view.

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Chapter 5: Signs

A. Intent and Definitions

Signs on the CBU campus and on noncontiguous University properties are intended to inform and direct students, employees, and visitors to and within CBU facilities, and to communicate University events to these audiences. These sign standards are established to provide for design consistency and maintain a high quality of design and aesthetics. For the purpose of this section, the following terms shall have the following meanings:

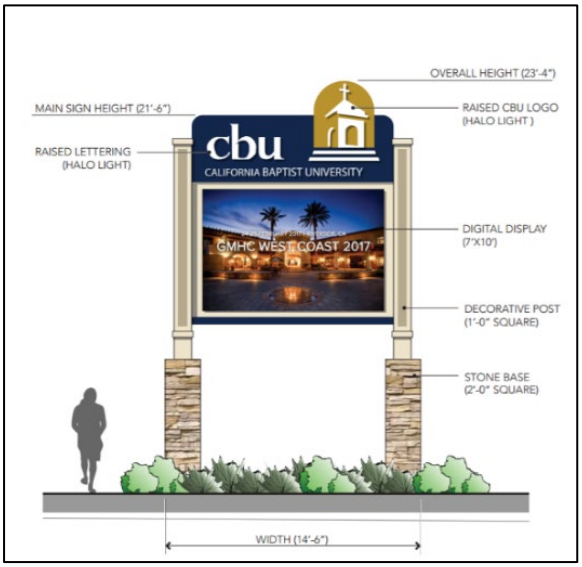
1. *Archway sign* shall mean a sign mounted over a driveway and serving to announce as a key entry point to the CBU campus.

Example of archway sign

2. *Digital display* shall have the meaning prescribed by subsection 19.620.150 (Definitions) of Section 19.620 (General Sign Provisions) of the RMC. A digital display sign can be installed as an archway sign, kiosk sign, pylon sign, wall sign, monument sign, or window sign.

3. *Directional sign* shall have the meaning prescribed by subsection 19.620.150 (Definitions) of Section 19.620 (General Sign Provisions) of the RMC.

4. *Electronic message center sign* shall have the meaning prescribed by subsection 19.620.150 (Definitions) of Section 19.620 (General Sign Provisions) of the RMC. An electronic message center sign can be installed as an archway sign, kiosk sign, pylon sign, wall sign, monument sign, or window sign.



Example of digital display sign installed as a pylon sign

5. *Entryway wall/corner sign* shall mean a sign placed on entryway walls and similar features erected at campus entries and on prominent property corners to announce and identify campus boundaries and entrances.

6. *Kiosk sign* shall mean a type of directional sign built into a small, free-standing structure that may either have static copy or a digital display.

7. *Monument sign* shall have the meaning prescribed by subsection 19.620.150 (Definitions) of Section 19.620 (General Sign Provisions) of the RMC.

Example of entryway sign

Example of a monument sign

8. *Pole and pylon signs* shall have the meaning prescribed by subsection 19.620.150 (Definitions) of Section 19.620 (General Sign Provisions) of the RMC.

9. *Scoreboard sign* shall mean a sign attached to the back of a scoreboard structure and may be considered a wall sign where the scoreboard is built into a structure.

10. Wall or wall-mounted sign shall have the meaning prescribed by subsection 19.620.150 (Definitions) of Section 19.620 (General Sign Provisions) of the RMC.

Example of a wall sign

B. Signs Oriented Toward Public Rights-of-Way

Figure 5-1: Sign Plan, shows the general location of potential signs oriented toward surrounding streets. The locations shown are illustrative, with the precise location to be determined through the Design Review process for signs oriented toward a public right-of-way. The following shall apply to signs oriented for viewing from a public right-of-way.

1. In the CBU Specific Plan Zone, all signs oriented toward and intended to provide information to motorists, pedestrians, and cyclists on Magnolia Avenue, Adams Street, Monroe Street, and Diana Avenue shall be integrated into entryway/archway treatments, provided as a kiosk sign, or provided as a monument, wall, or pylon sign. [1]

2. Pole signs shall not be permitted except for legally established nonconforming pole signs.

3. All signs shall comply with the standards set forth in Table 5-1 (Sign Regulations for Signs Oriented toward Public Rights-of-Way). Sign area shall be calculated as set forth in RMC Section 19.620.070 (General Provisions for All Sign Types).

4. Sign faces may be placed on both sides of a sign structure, including any gateway, archway, or kiosk structure.

5. Individual signs oriented toward a public right-of-way shall be reviewed via the Design Review (administrative) process established in Chapter 8 (Implementation) of this Specific Plan, except for electronic message center signs, as provided in subparagraph 6, below.

6. The University shall have the authority to request the establishment of digital display and electronic message center signs at locations visible from a public right-of-way. Any such sign shall require approval of a Minor Conditional Use Permit (MCUP). Signs can be double-faced.

7. Major identification opportunities along the perimeter of the CBU campus will used to elevate the visual presence of the campus through signage. The four major corners of the campus will include signs that identify CBU and its branding through coordinated use of signage with walls, fencing, landscape buffers, and vertical elements in accordance with the guidelines in Chapter 7 (Design Guidelines), Section F (Entrance and Corner Monumentation). Where signage is provided on entryway treatments, such signage shall comply with the provisions of the Design Guidelines.

8. Graphic murals consisting of imagery on building surfaces oriented toward a public right-of-way shall not be considered signs for the purpose of this Chapter but shall be subject to Design Review.

9. Color schemes for signs shall be consistent and relate to other signs, graphics, and color schemes throughout the campus to achieve an overall sense of identity.

[1]City Design Review Case No. P17-0586 has been processed for the Lancer Lane archway signage.

FIGURE 5-1: SIGN PLAN

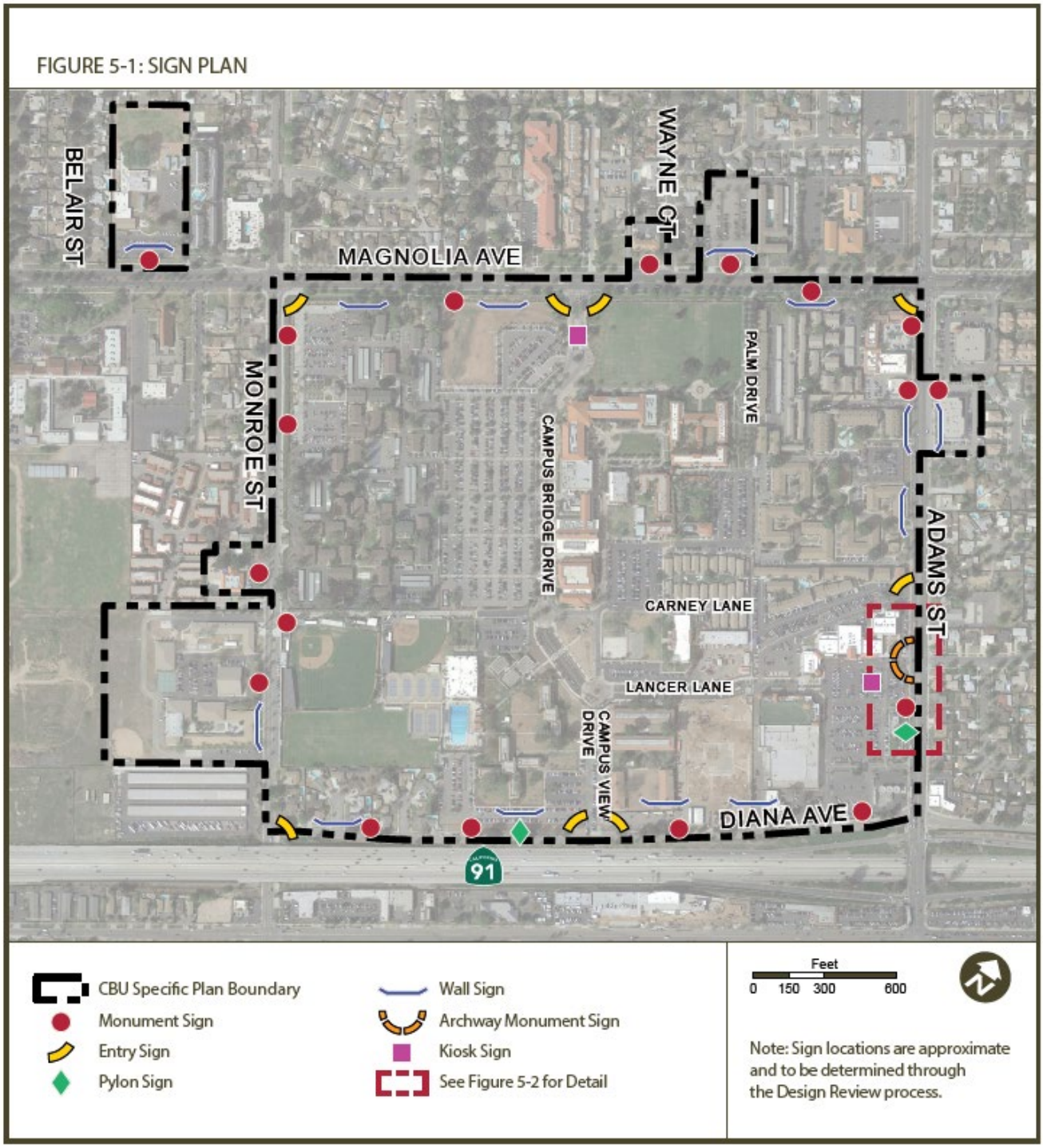


TABLE 5-1: SIGN REGULATIONS FOR SIGNS ORIENTED TOWARD PUBLIC RIGHTS-OF-WAY				
Street	**Type of Sign Permitted and Maximum Number**	**Sign Dimensions**		
		Sign Type	**Height - Maximum**	**Area - Maximum**
Magnolia Avenue	Entryway – 4 Monument – 5 Pylon – 0 Wall – 5 Kiosk - 1	A. Entryway or Archway	A. Not applicable; attached to entryway feature	A. 100 sf; shall be proportioned to the size of entryway
		B. Monument	B. 8 ft, inclusive of sign base	B. 50 sf per sign face
		C. Pylon	C. Not permitted	C. Not permitted
		D. Wall	D. On buildings over three stories, wall signs permitted on first and top floor only	D. 2 sf of sign area per 1 lineal foot of building frontage
		E. Kiosk	E. 4 ft	E. 50 sf per sign face
Adams Street	Entryway – 2 Monument – 4 Pylon – 1 Wall – 4 Kiosk - 1	A. Entryway or Archway	A. Not applicable; attached to entryway feature	A. Sign area shall be proportioned to the size of entryway not to exceed 100 sf.
		B. Monument	B. 8 ft, inclusive of sign base	B. 50 sf per sign face
		C. Pylon	C. 50 ft	C. 150 sf per sign face. Location limited to Lancer Plaza area
		D. Wall	D. On buildings over three stories, wall signs permitted on first and top floor only	D. 1.5 sf of sign area per 1 lineal foot of building frontage
		E. Kiosk	E. 4 ft	E. 50 sf per sign face
Monroe Street	Entryway – 2 Monument –	A. Entryway or Archway	A. Not applicable; attached to	A. 100 sf; shall be proportioned to

TABLE 5-1: SIGN REGULATIONS FOR SIGNS ORIENTED TOWARD PUBLIC RIGHTS-OF-WAY				
Street	**Type of Sign Permitted and Maximum Number**	**Sign Dimensions**		
		Sign Type	**Height - Maximum**	**Area - Maximum**
	5 Pylon –0 Wall – 1		entryway feature	the size of entryway
		B. Monument	B. 8 ft, inclusive of sign base	B. 50 sf per sign face
		C. Pylon	C. 25 ft	C. 110 sf per sign face
		D. Wall	D. On buildings over three stories, wall signs permitted on first and top floor only	D. 2 sf of sign area per 1 lineal foot of building or wall surface frontage (such as a stadium wall)
Diana Avenue	Entryway – 3 Monument – 4 Pylon – 1 Wall –4 Scoreboard - 1	A. Entryway	A. Not applicable; attached to entryway feature	A. 100 sf; shall be proportioned to the size of entryway
		B. Monument	B. 6 ft, inclusive of sign base	B. 50 sf per sign face
		C. Pylon	C. 50 ft	C. 150 sf per sign face
		D. Wall	D. On buildings over three stories, wall signs permitted on first and top floor only	D. 2 sf of sign area per 1 lineal foot of building or wall surface frontage (such as a stadium wall)
		E. Scoreboard	E. 50 ft. Scoreboard may be integrated into a stadium wall or established as a stand-alone sign.	E. 300 sf (side not used as scoreboard)

Note: Sign count and locations shown on Figure 5-1 do not directly correlate.

C. Interior Directional and Building Identification Signs

1. The standards in this section apply to all interior signs located within the CBU SP-1 and CBU SP-2 zones.

2. All interior directional and building identification signs shall be permitted as a matter of right, requiring no discretionary review by the City, provided such signs are clearly oriented toward the interior and not toward any public right-of-way.

3. Interior signs are intended to be viewed by persons on the campus. Interior signs are used for the following purposes:

   - Directional
   - Building and facilities identification
   - Traffic regulation
   - General information for campus visitors
   - Location marker and directory maps
   - As an electronic message center

Example of general informational/directional sign

4. Directional signs shall be used to direct visitors, students, and employees using all modes of travel to locations, buildings, and areas on the campus.

5. Interior signs shall generally be smaller in size than signs at campus entries. Interior signs shall be pedestrian in scale. Size, height, and other criteria will be determined by University staff based on the scale of the fixture or facility a sign is attached to or associated with, and by the distance from which it is to be seen.

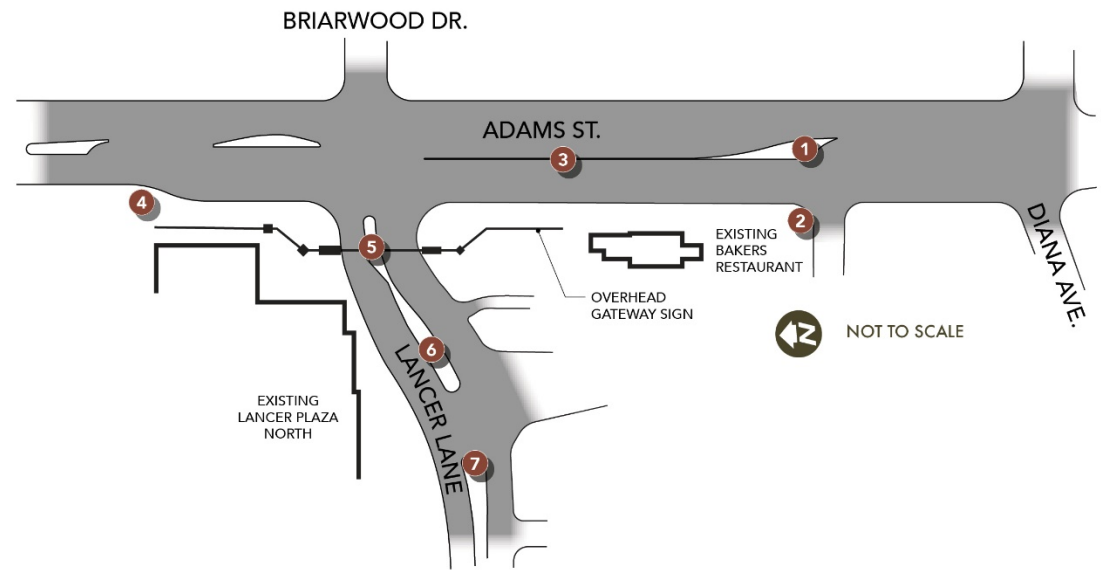
6. Interior signage should be consistent in design, material, color, and theme.

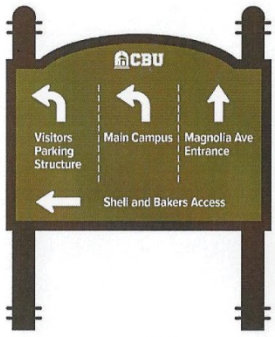
Example of interior-oriented building identification sign

D. Adams Street/Lancer Plaza Directional Signs

Directional signage erected on public property provided for the purpose of guiding visitors into the campus will require approval from the Public Works Department. Figure 5-2 illustrates proposed directional signage for the Lancer Plaza entrance on Adams Street.

FIGURE 5-2: ADAMS STREET SIGNAGE





SIGN 1

SIGN 2

SIGN 3

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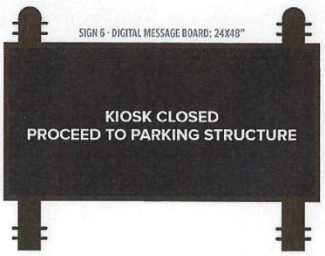
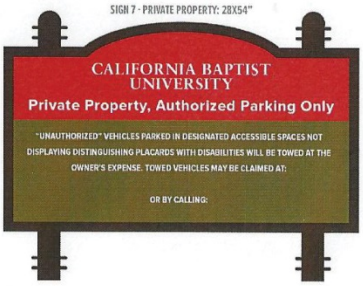
SIGN 5



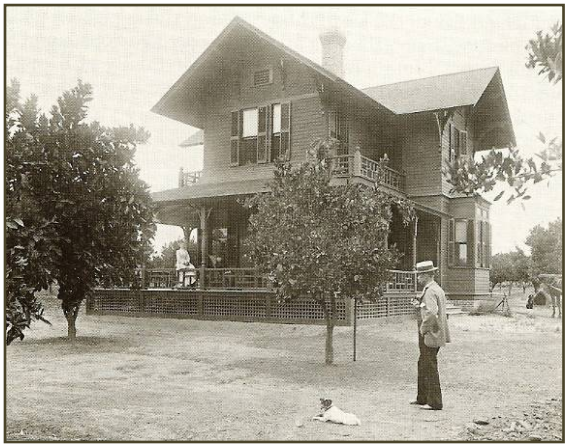
SIGN 6



SIGN 7

Chapter 6: Cultural Resource Management

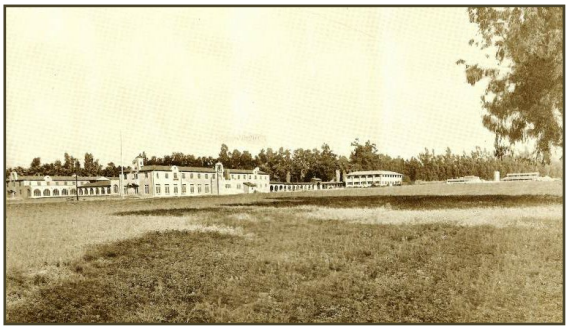
The CBU campus is located along Magnolia Avenue, a tree-lined arterial street established in 1876 as a major thoroughfare in Riverside. The City of Riverside grew rapidly following the success of the navel orange industry, although the area now including the campus grew more slowly as small citrus groves, farms, and ranches gradually populated the area. The Riverside Land & Irrigation Company constructed the Riverside Lower Canal near the southern boundary of the campus to provide irrigation for that area's burgeoning agriculture.



A.C.E Hawthorne constructed a residence (see image below) near the southeast corner of Magnolia Avenue and Monroe Street in 1889, where the family cultivated a 20-acre citrus ranch. The residence and an associated eucalyptus tree remain on campus and have been designated as a City Landmark. The A.C.E. Hawthorne house will continue to be used for campus operations.

The Wilkes family constructed an adjacent Victorian-era farmhouse, with associated improvements, that was a neighboring home (now extant) to the A.C.E. Hawthorne house. It sat where Harden Square exists today on campus. The palm trees along Palm Drive and in Harden Square are associated with the original farmhouse and are contributors to the campus and Neighbors of Woodcraft historic contexts.

The original large lots were subdivided and replaced by smaller lots with modest ranches in the early 20th century. A residence constructed in 1927 at the southeast corner of Magnolia Avenue and Adams Street has been remodeled many times over the years and is now the Lambeth House School of Nursing (and not considered a historic resource).



It was in this rural setting of citrus groves, field crops, and small ranchettes that the Neighbors of Woodcraft acquired the 20-acre Wilkes farm in 1920 and converted the residence into a retirement home. A hospital was built in 1922 and expanded in 1931, which is now the Anne Gabriel Library. The retirement home, now known as the W.E. James Building, was designed by architect Henry L.

Jekel and constructed in 1925-26. The building included sleeping rooms, a dining room, a common living room, library, parlors, and administration. A new laundry and boiler room constructed in 1938 for Neighbors of Woodcraft now serves as the Central Plant and Ceramics/Sculpture building for CBU.

The Neighbors of Woodcraft continued to acquire land until they amassed 75 acres in 1939. Their facility was expanded over time to add a hospital and a laundry room. A small farm that may have been started by the Wilkes family remained in operation and included livestock and a barn.

California Baptist College, as the University was then known, acquired the entire 75-acre Neighbors of Woodcraft complex in 1955 and began the conversion and use of the buildings to an educational function. The College began a long-term expansion plan with the construction of the Lancer Arms Apartments in 1964, the Smith and Simmons Dormitories and the Van Dyne Field House in 1968, and the Wallace Book of Life Theater in 1973. Meanwhile, development was emerging along the campus boundaries that included apartments, a fraternal hall, and the Adams Plaza shopping center along Adams Street; single-family homes along Monroe Street; and a Methodist Church and a tract of single-family homes on Diana Avenue. Additional apartment complexes were constructed as infill development in recent years. Modern university-related construction has continued on campus since the late 1990s.

A. Existing Cultural Resources

A cultural resource survey was prepared by JM Research & Consulting (June 2012) and updated in 2016 by Wilkman Historical Services (WHS) to identify and provide recommendations related to all cultural resources within the Specific Plan area. The survey showed that development on this so-called Arlington block predates the campus, beginning in the late 19th century with the construction of the Riverside Lower Canal and the improvement of fields, orchards, groves, and large residences on 10-acre rural parcels. Two major periods of University development represent the majority of construction on campus: the Neighbors of Woodcraft facilities from 1922-1938, into which CBU moved in 1955, and long-range campus planning and development in the 1960s and 1970s. Improvement and expansion of the campus in the 1980s and beyond included the construction of temporary and modular facilities and the acquisition of adjacent parcels that had been improved from the earliest Victorian-era settlement of Arlington throughout the twentieth century. Thus, the Specific Plan area contains an eclectic collection of property types, including single-family and multifamily residential, dormitories, churches, warehouses, offices, classrooms, a gymnasium, theater, fraternal hall, and library.

Because of the broad period of development, diverse nature and changing use of the potential cultural resources present in the Specific Plan area, and the overarching context of long-range University campus planning and development in the modern period, the report explored several other themes, including late-19th century agricultural and residential development, early 20th century poultry ranching, fraternal society development and construction, modern residential tract and multifamily housing, mid-century church architecture and development, and the development of federal senior care and housing in the modern period.

B. Modifications to Cultural Resources

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, the California Register of Historic Resources, and for local designation. The National, State, and Local Eligible cultural resources are shown in Figure 6-1: Cultural Resources and described in more detail in Table 6-1: Disposition of Properties Surveyed for Historic Significance. Any projects that include the buildings and resources identified are subject to review as indicated in Table 6-1. The numbers on Figure 6-1 correspond to the reference numbers in Table 6-1.

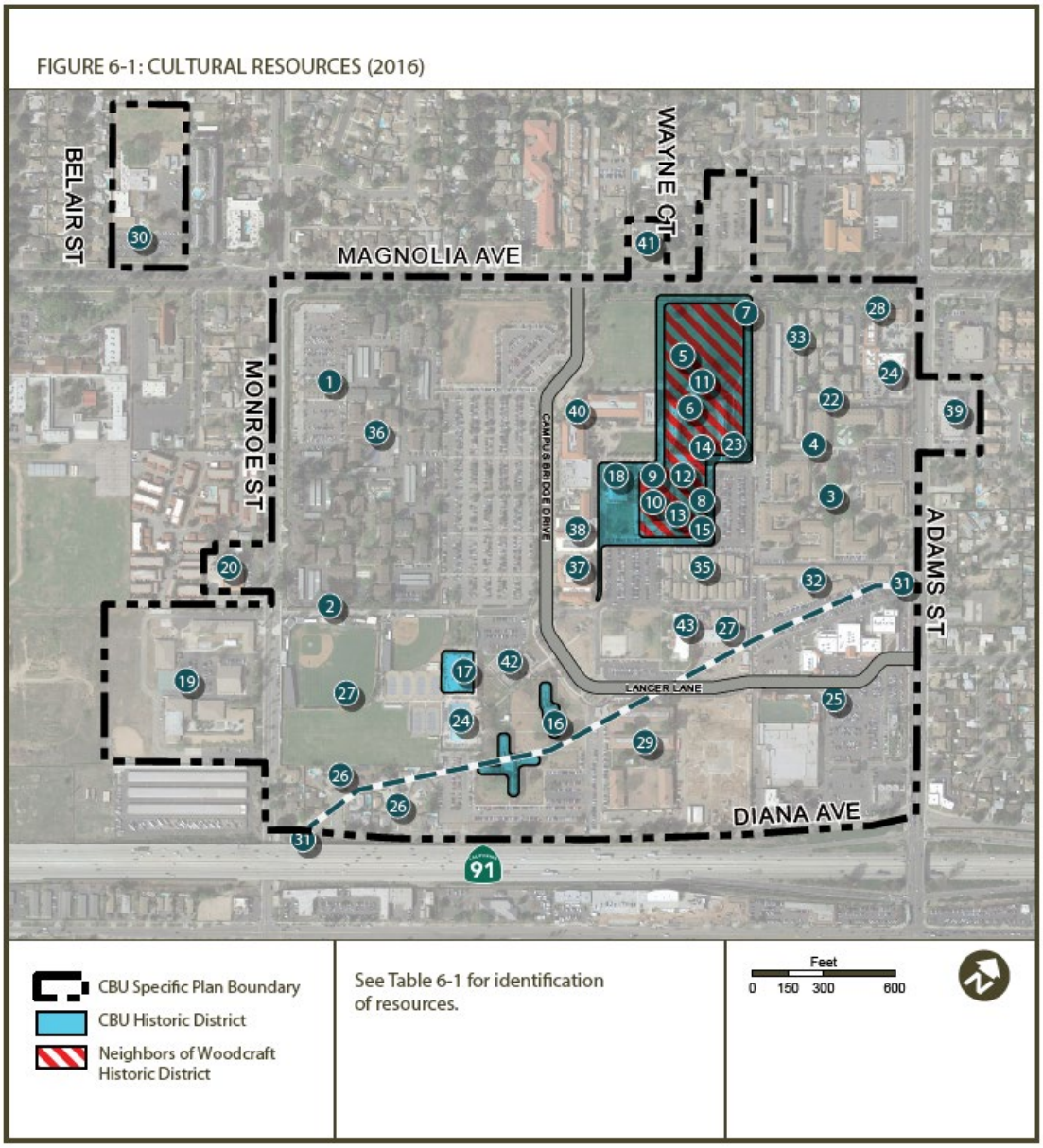


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TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE								
Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate | Demolish	Remarks and Management Recommendations
Category 1A - Designated Historical Resources* Unless specifically defined as a resource contributor, alterations subject to environmental review pertain only to those made to the exterior of a resource.								
1	A.C.E. Hawthorne House	1889-1890	Core Campus*	Administration	5S1	No	COA/Staff Review | EIR (Staff-level review subject to conditions below)	Designated City Landmark, plaque installed. Proposal to relocate the Hawthorne House to 8712-8720 Magnolia has been examined. See end of this table for details.
2	A.C.E. Hawthorne House Eucalyptus Tree	N/A	Core Campus*	Landscape	5S1	No	COA/Staff Review | EIR	Associated with Hawthorne House and likely dates to the 1890s. Designated City Landmark, plaque installed. Should this tree die of natural causes or act of God, follow-up measures will be per City staff review; no EIR will be required.
Category 2A - Eligible but not Designated Historical Resources* Per Title 20 of the Municipal Code, an eligible resource is treated the same way as if it were designated. Unless specifically defined as a resource contributor, alterations subject to environmental review pertain only to those made to the exterior of a resource.								
3	Rose Garden Village (The Village at CBU)	1961	3668 Adams Street	Campus Housing	3S	No	COA/Staff Review | EIR	Assigned 3S status code per 2012 JMRC cultural resource report. Exceptional example of historic cultural and community heritage. Eligible for both the National and California Registers. Alterations anticipated for conversion to student dormitories. See end of this table for design criteria.
4	Big Ben Clock Tower	1982	3720 Adams Street	Clock Tower	5S2	No	COA/Staff Review | EIR	Evaluated by WHS in 2016, determined eligible for local historic designation. Designation refers to tower only; does not include reflecting pool or other surrounding landscape features.
California Baptist University Historic District								
5	Magnolia Lawn and Historic Oak	N/A	Core Campus*	Landscape	3S; 3CD	Yes	Not Applicable | EIR	A turfed area with a huge oak tree. Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Should this tree die of natural causes or act of God, follow-up measures will be subject to City staff review and approval; no EIR will be

TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE								
Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate | Demolish	Remarks and Management Recommendations
								required. Should the Great Lawn be required by government action to be replaced (eg: water efficient landscape requirement), the replacement landscaping should be low in profile, with the tree to remain the focus of attention; no EIR will be required. However, the replacement landscaping will be subject to City administrative staff review and approval.
6	Neighbors of Woodcraft (James Complex)	1925-1926	Core Campus*	Administration/ Academic	3S; 3CD	Yes	COA/Staff Review | EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
7	Palm Drive	1920-1938	Core Campus*	Landscape	3S; 3CD	Yes	COA/Staff Review | EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. A paved roadway lined by date palms. Should any of the palms die from disease or act of God, they must be replaced with palms of the same species and size; no EIR will be required. However, the replacement trees will be subject to City staff review and approval.
8	Neighbors of Woodcraft (Harden Square)	N/A	Core Campus*	Landscape	3S; 3CD	Yes	COA/Staff Review | EIR	An open space consisting of turf and palms. Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.

TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE								
Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate | Demolish	Remarks and Management Recommendations
9	Neighbors of Woodcraft (Annie Gabriel Library)	1922	Core Campus*	Academic	3S; 3CD	Yes	COA/Staff Review | EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
10	Neighbors of Woodcraft Hospital Addition (Annie Gabriel Library)	1931	Core Campus*	Academic	3S; 3CD	Yes	COA/Staff Review | EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
11	Neighbors of Woodcraft Fortuna Fountain	1927	Core Campus*	Landscape	3S; 3CD	Yes	COA/Staff Review | EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
12	Neighbors of Woodcraft Garage (Storage)	1928-1933	Core Campus*	Storage	3S; 3CD	Yes	COA/Staff Review | EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.

TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE								
Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate | Demolish	Remarks and Management Recommendations
13	Neighbors of Woodcraft Arched Arcade	Ca 1927	Core Campus*	Landscape	3S; 3CD	Yes	COA/Staff Review | EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
14	Neighbors of Woodcraft (James Complex – 4 story)	1933-1934	Core Campus*	Academic	3S; 3CD	Yes	COA/Staff Review | EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
15	Neighbors of Woodcraft Laundry and Boiler Building (Central Plant)	1938	Core Campus*	Academic	3S; 3CD	Yes	COA/Staff Review | EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Historic archeological resources found nearby, see 2012 [cultural resources] report for details and photographs.[2] Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
16	Smith & Simmons Halls	1968	Core Campus*	Campus Housing	3CD	Yes	COA/Staff Review | EIR	Surveyed 2012 by JMRC. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of

[2] *Cultural Resources Survey, California Baptist University Specific Plan*. JM Research and Consulting. 2012.

TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE								
Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate | Demolish	Remarks and Management Recommendations
								architectural components for maintenance and repair will require staff administrative review only.
17	George W. Van Dyne Gymnasium (Field House)	1968	Core Campus*	Athletics	3CD	Yes	COA/Staff Review | EIR	Surveyed 2012 by JMRC. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
18	Wallace Book of Life Theatre	1973	Core Campus*	Theatre	3CD	Yes	COA/Staff Review | EIR	Surveyed 2012 by JMRC. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
Category 3A - Determined to Be Ineligible for Historical Designation								
19	Riverside Christian High School (Health Sciences Campus)	1964	3532 Monroe Street	CBU Health Sciences Campus	6Z	No	No Action | No Action	Assigned 7R status codes in 2012 JMRC report. Surveyed by WHS, 2016 and assigned 6Z status code.
20	Riverside Christian Day School (Medical Counsel Center)	1980	3626 Monroe Street	Day School	6Z	No	No Action | No Action	Surveyed by WHS 2016 and assigned 6Z status code.
21	Lancer Outdoor Athletic Complex	No Date of Construction Listed	Core Campus*	Athletics	6L	No	Staff Review | Staff Review	Assigned 7R status codes in 2012 JMRC report. Subsequently evaluated by WHS in 2018. 6L status code assigned due to proximity to Van Dyne gymnasium contributor to the CBU Historic District. Any future development within the athletic fields

TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE								
Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate | Demolish	Remarks and Management Recommendations
								needs to be evaluated for potential impacts to the historic character of the Van Dyne gymnasium.
22	Royal Rose (Tower Hall)	1979	3720 Adams Street	Campus Housing	6Z	No	Staff Review | Staff Review	Assigned 3S status codes in 2012 JMRC report. Resurveyed by WHS in 2016 and assigned 6Z status code, with exception of. Big Ben clock tower. See separate listing in this table for clock tower.
23	Neighbors of Woodcraft Historic Mailbox	1920s-1930s	Core Campus*	Landscape	6Z	No	No Action | No Action	Listed as a contributor to the CBU historic district by JMRC. Further research by WHS found the mailbox to have been manufactured past the Period of Significance of this part of the CBU Historic District; therefore, it is not a contributor.
24	Knights of Pythias Hall (Bourns Engineering Laboratory)	1966	3750 Adams Street	Academic	6Z	No	Staff Review | Staff Review	Assigned a 5S2 status code in 2012 JMRC report. Resurveyed and assigned 6Z status code by WHS in 2016.
25	Adams Plaza (Lancer Plaza)	1968-1972	3502-80 Adams Street	Mixed Use	6L	No	Staff Review | Staff Review	Assigned 6L status code in 2012 JMRC report. Consideration to be given to the preservation in place or relocation of the date palm cluster near the Shell Station. CBU is under no obligation to preserve this palm cluster, however, and may opt to remove it at its own discretion.
26	Diana Park Tract (Wilma and Emily Court Housing)	1962	3459-95 Emily Court; 3467-92 Wilma Court; 3471-95 Monroe Street	Campus Housing	6Z	No	Staff Review | Staff Review	Assigned 6L status code in 2012 JMRC report due to proximity to Van Dyne Field House. Revisited by WHS in 2017 and reassigned as a 6Z based on over 300-foot distance between tract and field house.

TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE								
Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate | Demolish	Remarks and Management Recommendations
27	CBU Facilities Management & Physical Plant	1976	Core Campus*	Maintenance	6Z	No	Staff Review | Staff Review	Assigned 6L status code in 2012 JMRC report due to proximity to Free Methodist Church has subsequently been demolished, negating need for 6L status code. Plan is to remove by 2020.
28	Lambeth House (School of Nursing)	1927	8308 Magnolia Avenue	Academic	6Z	No	Staff Review | Staff Review	Assigned 6L status code in 2012 JMRC report due to proximity to Knights of Pythias property. Knights of Pythias property subsequently found to not qualify for historic designation, negating the need for 6L status code.
29	Lancer Arms	1964-1976	Core Campus*	Campus Housing	6L	No	Staff Review | Demolition Permit	Assigned 6L status code in 2012 JMRC report due to proximity to Smith & Simons Hall, a contributor to the CBU Historic District. Sensitivity to the scale, design, and layout of Smith and Simons Hall should be considered in any future development of this property.
30	Lutheran Church of the Cross (8775 Magnolia Avenue)	1956	8775 Magnolia Avenue	Elementary School	6L	No	Staff Review | Staff Review	Assigned 6L status code 2012 JMRC report. J Consideration should be given to the preservation or relocation of the bell tower in any future development or redevelopment of this property. CBU is under no obligation to preserve this bell tower, however, and may opt to remove it at its own discretion.
31	Riverside Lower Canal	1875	N/A	N/A	7R	No	See Remarks | See Remarks	No above ground evidence of the canal remains; however, its former alignment is identified on the map referenced in column one. Ground disturbance within 10 meters of former alignment may require monitoring by a qualified archaeologist if native soil is disturbed as determined by City staff and as detailed in WHS report dated 4-4-2018. Alfalfa irrigation feature as identified in JMRC 2012 report lacks historical context to

TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE								
Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate | Demolish	Remarks and Management Recommendations
								justify preservation. WHS was not able to locate it when the Lower Canal was revisited in 2018.
32	San Carlos Apartments (The Point)	1972	3622 Adams Street	Campus Housing	6L	No	ADR | Demolition Permit	Assigned 6L status code in 2012 JMRC report due to proximity to Rose Garden Village, a cultural resource found eligible for the National Register. Sensitivity to the scale, design, and layout of Rose Garden Village should be considered in any future development of this property.
33	Willow Wood, Pine Creek, and Magnolia Hacienda Apartments (University Place)	1971-1987	3780 Adams Street & 8350-98 Magnolia Avenue	Campus Housing	6L	No	ADR | Demolition Permit	Assigned 6L status code in 2012 JMRC report due to proximity to Palm Drive and Rose Garden Village, both cultural resources. Sensitivity to the scale, design, and layout of Rose Garden Village and Palm Drive should be considered in any future development of this property.
45	Rettig Residence	1948	8712 Magnolia Ave	Campus Housing	6Z	No	Staff Review | Staff Review	Evaluated by WHS 2017, found ineligible for historic designation at any level. May be used as site for relocation of Hawthorne House.
46	Johnson Residence	1946	8720 Magnolia Ave	Campus Housing	6Z	No	Staff Review | Staff Review	Evaluated by WHS 2017, found ineligible for historic designation at any level. May be used as site for relocation of Hawthorne House.
Category 3B - Not Evaluated for Historical Significance								
34	Aquatics Center	1998	Core Campus*	Athletics	N/A	No	No Action | No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
35	The Cottages	2004-2005	8432 Magnolia Avenue	Campus Housing	N/A	No	No Action | No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan. Plan is to remove by 2020.
36	Parkside Village Apartments (The Colony)	1985-1987	3675 Monroe Street	Campus Housing	N/A	No	Staff Review | Staff Review	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the

TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE								
Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate | Demolish	Remarks and Management Recommendations
								Specific Plan. However, a Landmarked eucalyptus tree associated with Hawthorne House could be impacted by major alterations/demolitions associated with this property.
37	Joanne Hawkins School of Music	2004-2005	Core Campus*	Academic	N/A	No	No Action | No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
38	School of Business	2011	Core Campus*	Academic	N/A	No	No Action | No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
39	3739 Adams Street (School of Engineering)	2003	Core Campus*	Academic	N/A	No	No Action | No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
40	Eugene and Billie Yeager Center	2002-2003	Core Campus*	Academic	N/A	No	No Action | No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
41	College View Apartments (CBU Facilities & Planning Services Administration Building)	1990	8471 Magnolia Avenue	Administration	N/A	No	No Action | No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
42	Modular Bungalows	1998	Core Campus*	Athletics	N/A	No	No Action | No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
43	Mission Hall Modular	1998	Core Campus*	Academic	N/A	No	No Action | No Action	Property too new to be candidate for survey and will not be old enough to warrant survey

TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE								
Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate | Demolish	Remarks and Management Recommendations
								within the anticipated 10-year lifespan of the Specific Plan.
Other								
N/A	N/	N/A	Infill buildings within a historic district	N/A	N/A	Yes	Administrative COA	

***Core Campus Address is 8432 Magnolia Avenue**

GUIDE TO CALIFORNIA HISTORICAL RESOURCES STATUS CODES

CODE	DEFINITION
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
3S	Appears eligible for the National Register of Historic Places through a survey evaluation.
3CD	Appears eligible for the California Register of Historical Resources as a contributor to a California Register of Historical Resources district through a survey evaluation.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6Z	Found ineligible for the National Register of Historic Places, the California Register of Historical Resources, or Local designation through survey evaluation.
7R	Identified in Reconnaissance Level Survey: Not evaluated.

GUIDE TO "PLANNED DISPOSITION" COLUMN

ACRONYM	DEFINITION
COA	Cultural Heritage Certificate of Compliance
Staff Review	Administrative review or determination by historic preservation staff
EIR	Environmental Impact Report
No Action	No cultural resources related action is required

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Hawthorne House Relocation Remarks and Management Considerations

The following mitigation measures would serve to reduce the impacts of relocating the Hawthorne House to a level of less than significant. The implementation of each of these mitigation measures would be to the approval of the Historic Preservation staff of the Riverside Planning Division.

If the Hawthorne House is moved to 8712 and 8720 Magnolia, it shall be subject to an administrative Design Review process provided all of the following conditions are met:

1. Orient the main entrance to the Hawthorne House toward Magnolia Avenue, as was original.
2. The receiver site is located within 1,000 feet of the Magnolia Avenue/Monroe Street intersection.
3. Place the Hawthorne House over the existing property line between 8712 and 8720 Magnolia Avenue to help with setback.
4. Develop a substantial interpretive feature for placement within the front setback of the new location to interpret the history of the Hawthorne House, illustrating its historic location across Monroe Street, including the uses of the property and the former windrow that included the Hawthorne eucalyptus tree.
5. Design the landscaping of the house to allow an unobstructed view to the house from Magnolia Avenue.

If the Hawthorne House is moved to a site farther than 1,000 feet of the Magnolia Avenue/Monroe Street intersection, such relocation shall be reviewed by the Cultural Heritage Board. The following shall apply.

1. A Certificate of Appropriateness shall be required.
2. Commit to the exterior rehabilitation of the Hawthorne House, including the landscaping of the property to be completed within one year after its relocation.
3. In the interim between adoption of the Specific Plan Amendment and when the Hawthorne House is to be relocated, engage a restoration architect to develop a program to stabilize the residence to prevent deterioration.
4. Relocate the Cultural Heritage Landmark plaque from its current location to the new location of the Hawthorne House.
5. Install a Cultural Heritage Landmark plaque at the location of the Hawthorne eucalyptus so that people can appreciate its historic association.

Rose Garden Village Remarks and Management Considerations

To better accommodate student housing, CBU has developed plans to subdivide the former senior citizen apartment units into clusters of dorm-style rooms. Floor plan changes associated with this alteration render some of the entry doors and sliding glass patio doors incompatible. To maintain the historic integrity of the Rose Garden Village development, CBU proposes the following treatments where entry and sliding glass doors need to be removed. Alterations consistent with the following design criteria will be subject to administrative staff review only:

Entry Doors: Where an entry door is to be removed, the former location of the door will be retained as a recessed space, with a smooth stucco finish painted the same color as the former door. Wooden trim associated with the former door will be retained and painted the same color as the recess.

Sliding Patio Doors: The majority of the sliding glass patio doors in the project are six feet wide. A small number of doors are eight feet wide. All eight-foot-wide patio doors are proposed to be replaced with clear anodized storefront creating a vertically divided opening framed in clear anodized aluminum. The lower glass of the storefront will be given a frosted opaque finish as visible from the exterior. On the interior, this lower area will be mated to an interior wall finished in drywall to match the balance of the interior walls. The balance of the eight-foot-wide openings will be given a stucco finish to match the balance of the existing building walls.

These alterations will not significantly impact the Rose Garden Village cultural resource.

Chapter 7: Design Guidelines

A. Purpose and Intent

These Design Guidelines provide a framework for the review of design aspects of new buildings, open spaces, and other physical development elements within the CBU Specific Plan Zone. The guidelines are intended to assist CBU and City staff in the design and review of new development projects, and to maintain the high quality of design and aesthetics within the CBU campus area. For the CBU Specific Plan Zone, these Design Guidelines replace the *Citywide Design and Sign Guidelines* and the design guidelines of the *Magnolia Avenue Specific Plan*.

While the Design Guidelines are intended to ensure design consistency, they remain flexible enough to accommodate various development types and each unique set of contextual design objectives. The Design Guidelines integrate design concepts that provide the basis for a dynamic and cohesive campus.

B. Architectural Design

The architectural design guidelines in this section apply to all new construction within the CBU Specific Plan zone, including modifications to existing structures. New construction and modifications to existing structures should consider the relationship and compatibility of the proposed project with their surroundings through an assessment of the existing site and neighborhood and historic context. Prior to the schematic design of any project, a site analysis should be conducted to form the design parameters. Issues such as land use, interface with adjoining uses, visibility of facilities, cultural and historic resources, architectural character, and landscape and streetscape relationships should be considered. As part of context planning, the potential effect of the new edge development projects on the neighborhood and the Magnolia Heritage District should be assessed.

1. Architectural Style

The CBU campus is composed of buildings ranging in age, including buildings from the early 20th century reflecting an architectural style that can be best described as Mission Revival and Spanish, which is characterized by red clay tile roofs, wood trellises, thickened walls, and covered walkways. While it is not desirable to enforce a specific architectural language for the entire campus core area, the desired effect is to share the qualities that address the regional climatic characteristics in which this architectural style has its roots.

To create a consistent aesthetic for the campus, a base reference for architectural mass, scale, and detail needs to be identified. The Yeager Center building exhibits this base reference, with its architectural style and quality that combine authentic details with contemporary execution.

a. As properties within the CBU Specific Plan Zone are converted to the uses permitted by this Specific Plan, these properties should reflect the scale and articulation consistent with their intended uses. If extensive renovation or modernization is pursued, the properties should be designed to incorporate the architectural style identified in this Chapter.

b. New development should respect the historic context and should not erode, degrade, or diminish the individual qualities and defining characteristics of any historic resource in the Specific Plan area and surrounding neighborhoods, or the integrity of the Magnolia Heritage District.

c. Additions to existing structures should be performed in a manner compatible with adjacent and nearby structures. This includes compatibility with the street pattern between buildings, use of open space, and building height, mass, bulk, and articulation.

d. Additions and modifications to historic buildings shall comply with the requirements of Title 20 (Cultural Resources) of the RMC.

e. Additions, exterior alterations, and related new construction should not degrade, deemphasize, or destroy historic features that characterize the CBU campus. New development should be compatible with the existing structures and features in terms of massing, size, scale, and architectural features to protect the integrity of the property and its surroundings.

f. New additions and adjacent or unrelated new construction on or near historic properties (see Table 4-4) should be undertaken in such a manner that if removed, the historic property would be unimpaired.

g. The redesign and redevelopment of existing buildings noncontiguous to the core campus should consider their existing architectural context, potential for adaptive reuse, and/or design of appropriate additions. The scale and character of campus/community interface should be protected by providing a compatible transition, as development occurs, within these noncontiguous areas. Design of proposed development should consider the existing

architecture and context of the parcel as a basis for determining the appropriate character and context of new development.

2. Building Placement and Orientation

a. New buildings should have entries facing streets, bicycle lanes, and walkways wherever possible.to encourage pedestrian activity.

3. Scale and Massing

a. Generally, taller buildings and structures are encouraged to be placed at the center of the core campus area. Buildings will step down in height toward the campus edges and in particular, buildings along the edges will be of a scale and mass that are compatible with buildings on adjacent non-University properties.

Example of massing for low-rise building

b. New buildings should exhibit strong horizontal lines and feature low-pitched roofs and deep recessed windows and doorways. The scale and massing of new structures should consider adjacent buildings structures, neither overwhelming nor underwhelming them. Additive elements can help to visually break up the overall building mass, and varied roof heights and building wall pop-outs can contribute to a less block-like feeling.

Example of massing for mid- to high-rise building

c. The base of the building should be articulated with openings and elements consistent with similar themed buildings that comprise the academic core campus.

d. Arched openings, arcades, and fenestration at the base of the building should respond to adjacent walkways, plazas, and landscaping. Rustication or similar treatment should be limited to the base of the building and can serve as a color break for the balance of the structure.

e. The middle or mid-portion of a building should provide an aesthetic composition of fenestration that complements the base of the building. Detailing and other additive elements should be restrained and reserved for either the base or top of the building.

f. The top of the building should be articulated differently than the base or middle. Consideration should be made to the fenestration and the relation of the roof forms and other articulation. Color breaks are acceptable at the top of the building, provided such breaks complement the rest of the color composition of the structure.

4. Rooflines and Parapets

Roof forms are dominant forms in the landscape of the campus and essential to the architecture of CBU.

a. Gable roofs are preferred, but hip roofs are generally accepted, provided roof slopes are consistent with adjacent roofed structures. Roof overhangs at eave conditions should measure a minimum of one foot, six inches.

b. The exclusive use of flat roofs on buildings should be avoided whenever possible. Roofing materials for flat roofs should consider manufacturers that provide "cool roof" options as part of the sustainability strategy to meet the City of Riverside Green Action Plan.

c. Materials used to screen mechanical units and vents should blend with roofing materials and building colors.

d. Parapets shall be designed to screen RTUs and vents.

5. Doors and Doorways

All doorways should be detailed to create a thickened wall effect to create shadow lines. These depths should be consistent between doors and doorways and with windows and window openings. In the case of large wall areas with doors or doorways, a minimum thickness of 10 inches in an eight-foot-wide by eight-foot-high opening provides a proportionate amount of opening depth to overall opening area.

6. Window Fenestration

a. The predominant architectural style of the academic buildings is Mission Revival. The balance of windows and wall area, along with the depth of shadow lines to accentuate and exaggerate the thickness of the walls, are essential to this style and should be replicated in new buildings and renovations.

b. Windows should provide clear vision with high performance and low glazing for both academic and residential facilities. Tints and other coloration will be considered on a case-by-case basis for replacement and renovation projects, but will need City approval if designated historic structures are considered.

c. Typical residential windows should be divided lights where appropriate. Typical academic windows may be combinations of storefront and divided lights based on window systems (see adjacent image).

d. Window locations and quantities may be further influenced by building orientation, as well as room function. Infill and obstructed sites should require additional attention to ensure that site conditions and adjacencies have been considered in window placements.

e. The use of storefronts and other contemporary glazing elements may be introduced for new construction and renovations. The extent of the glazing, as well as the location, will be reviewed for appropriateness and at the discretion of CBU in conformance with this Specific Plan. Other glazing materials and patterns may be considered on a case-by-case basis.

7. Trellises

The use of trellises on the campus is beneficial for both architectural and contextual enhancements.

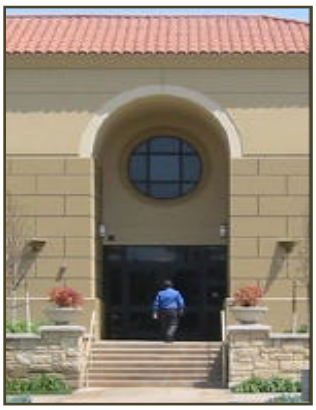
a. When used as architectural elements on buildings, the preferred approach for trellis construction is hollow steel members and painted.

b. Wood may be used to replace existing trellis members during renovation work or if the size of the trellis lends itself to wood construction. Existing wood trellises needing extensive repair should be replaced with

metal structures, provided that no historic resources will be negatively impacted.

c. Trellis elements used as an architectural feature over windows may be wall or surface mounted. Attachment details should be included in the detail, provided that they do not interfere with window operation and cleaning and provided that no historic resources will be negatively impacted.

8. Entryways



a. The approaches to building entryways should be coordinated with the landscape design guidelines of this Chapter to integrate with the design of entryways to buildings, courtyards, and/or complexes.

b. Entryways should be sensitive to the proportions of the façade and sized appropriately given the circulation of the current or proposed use of the facility or space.

c. Additive features may include trellises, covered walkways, and/or porticos where appropriate and where existing conditions may influence and enhance an existing entryway, provided historic resources are not negatively impacted.

d. Entryways should support and enhance adjacent pedestrian spaces or linkages for active or passive conditions.

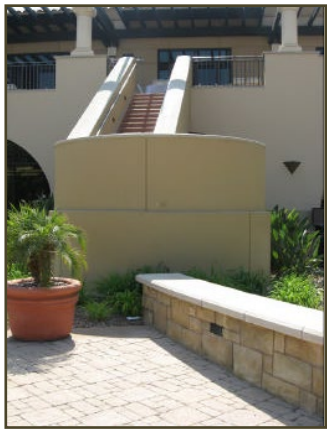
9. Exterior Stairways

In both landscape and architectural applications, stairways provide convenient vertical communication between various levels of activity and space. As an architectural feature, exterior stairways provide visual access or connections to different levels, as well as contribute to the architecture of the building.

a. Wherever possible, exterior stairways should connect upper floors to gardens and courtyards. In residential applications, these exterior stairways can be used as the primary access for upper floor units or ancillary spaces, or provide vertical circulation where topography prohibits walkways and ramps.

b. Stairways can be open or enclosed with a trellis or other overhead cover for both residential and academic applications, depending on the appropriate character of the overall design. In

some cases a combination of the two is acceptable, as long as the stairway is architecturally and consistently detailed, and provided historic resources are not negatively impacted.



c. Stairways with appropriate landscaping should be used, wherever possible, to connect two levels in a building.

d. Exterior stairways should be used to create visual interest and add richness to the architecture of a building.

10. Courtyards, Plazas, and Passages

a. Outdoor spaces that support smaller social events are similar in function to larger courtyards and decks. Walkways and other pedestrian passages should connect plaza areas and provide sufficient visibility for the safety of students, faculty, and visitors.

b. The design of plaza areas should be coordinated with landscaping requirements for planting, irrigation, street furniture, and lighting.

c. Patios at the terminus of walkways or pathways that are secluded or hidden from general public view should be avoided.

d. When plaza areas are integrated with new construction, the size and design of outdoor spaces should be proportional to the building façades that define the space.

e. The selection of exterior building lighting and site lighting should be coordinated to ensure the design is integrated and consistent with adjacent spaces.

f. Material selection and colors should conform to the landscape design guidelines in this Chapter for paving patterns, colors, and textures.

g. Common open space should be accomplished through the use of joint community spaces and courtyards.

The use of decorative pavers that complement building architecture and landscape themes is encouraged in all courtyards, plazas, and passages.

11. Covered Walkways/Arcades

The covered walkways within the campus are integrated with the adjacent architecture and reflect characteristics typical of the period during which they were constructed. New covered walkways should blend with and relate to the adjacent architecture. The walkways in the James Complex—consisting of concrete piers and barrel tile roof—are designed to integrate with the existing architecture and serve as a prime example.

12. Towers (Uninhabitable)

Uninhabited tower structures should be articulated with a discernible base, shaft, and capital. The capital should be distinguished by a non-flat roof such as a peaked roof to add visual interest to the building and complement the original bell tower in the central portion of the campus.

13. Outdoor Trash and Recycling Enclosures

Outdoor trash and recycling enclosures shall be located to allow convenient access for depositing trash and recyclables, as well as for pick-up vehicles. Enclosures for trash and recyclables shall be placed in areas not open to prominent public view. All enclosures shall be screened with fencing and landscaping plant materials complementary with the surrounding landscaping and architectural design of other structures. In addition, trash enclosures shall consist of decorative materials and of a color scheme consistent with surrounding buildings and shall include overhead trellises.

14. Parking Structures

a. Portions or sides of parking structures that are visible from public view shall incorporate clean, simple geometric forms and coordinated massing that produce overall unity and interest consistent with the aesthetic treatment of other buildings.

b. The vertical and horizontal elements of parking structure façades should be balanced and articulated.

c. Landscaping should be used strategically to shield and/or soften all levels of parking structures.

d. Parking structures shall be designed and sited in a manner that minimizes noise and light/glare impacts on adjacent properties that are not part of the CBU campus. Considerations should include, for example, location of entrances/exits, providing solid walls along the sides of the structure that face non-CBU properties, and use of surfacing materials that minimize tire noise. Parking structure design and operations shall comply with Title 7 (Noise Control) of the RMC.

e. Pedestrian and vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicular conflicts.

f. Parking structure details should reinforce the overall design character and scale of the CBU campus. Appropriate treatments include coordinated mullions and details, finishes commensurate with building materials, and coordinated entry spaces and landscaping.

This illustrates a preferred treatment for new parking structures. By providing a high level of articulation and quality materials to the elevations, parking structures can be well integrated into their surrounds and contribute to the overall quality of the CBU campus.

15. Materials and Colors

a. New academic and residential projects should be designed with materials and colors similar to those used on existing campus buildings and structures. The quality and authenticity of these materials are desirable to maintain consistency throughout the campus and should be used on all visible surfaces of building exteriors.

b. Materials that are encouraged for academic and residential uses include—but are not limited to—concrete or clay Spanish barrel tile roofing, exterior plaster, concrete, metal, stone, ceramic tile, and anodized aluminum storefront and windows. See Table 6-1 regarding designated cultural resources.

c. Tile roofs are consistent with the architectural design guidelines and are the preferred material for sloped roofs on new construction and major renovations.

d. Exterior plaster, commonly referred to as "stucco," will provide a durable finish when used as a wall finish and should be used as an exterior finish material, as well as for building details such as columns, corbels, lintels, and balustrades.

e. The use of wood on academic buildings should be minimized. Wood can be used on the exteriors, roofs, and details of residential buildings.

f. The use of steel as an exterior finish should be limited to trellis elements, supports, and columns, as well as other structurally related components. Buildings that feature retail and commercial uses, such as those located at Lancer Plaza, can use steel in exterior applications.

g. Alterations to historic structures will comply with the provisions of Chapter 6 (Cultural Resources Management).

C. Landscape Design

The landscape concept for CBU is essential in achieving a unified design encompassing the entire campus area, while respecting the area's historic context. Continuity is achieved through the use of hardscape materials, plant materials, and planting character arranged in various scales and intensities. The landscape design guidelines in this section apply to all new construction within the CBU Specific Plan zone. All new and rehabilitated landscaping shall comply with Riverside Municipal Code Chapter 19.570 (Water Efficient Landscaping and Irrigation). All historic landscape features shall comply with the provisions of Chapter 6 (Cultural Resources Management).

1. Landscape Concept

a. A continuation of CBU's picturesque, park-like campus setting is required, while ensuring water efficiency through the use of drought-tolerant plants and appropriate irrigation systems.

b. Landscape materials should be diversified. Thematic treatments for common areas—such as commons/lawns, courtyards, entries or major pedestrian ways/malls—are encouraged.

c. Major entry monumentation areas should be treated with formal arrangements consisting of unique landscape, lighting, and signage to elevate their significance.

d. Special landscape treatment should be used to announce special nodes such as building entries and intersections. Tree species with a vertical shape are encouraged to attract attention and identify these areas.

e. Water-efficient hedges or flowering shrubs and grasses combined with low groundcover masses are encouraged as

foundation planting around the bases of buildings.

f. All landscaping near Magnolia Avenue, Adams Street, and Monroe Street should be designed to reinforce visual and thematic connections to the landscaping along these streets.

g. Irrigated turf should be limited in use to athletic fields and commons areas. The historic Magnolia Lawn shall remain as natural turf.

h. Artificial turf is an acceptable material for athletic fields.

i. Drought-tolerant landscape treatments shall be used within landscape medians of private campus streets.

2. Landscape Buffers and Edges

a. Landscape buffers should be planted to define the perimeter of the CBU campus and related facilities. In particular, landscape treatments will be used in required setback areas along public street frontages.

b. Landscape buffers should serve to soften walls and aid in the overall unification of the campus.

c. The safety and security of pedestrians and vehicular travelers should be taken into account to determine the appropriate height of planting materials for use as buffers.

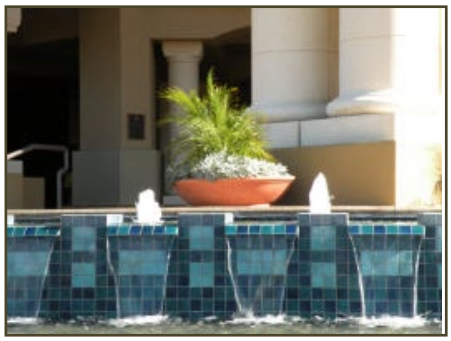
d. Parking areas adjacent to a public right-of-way shall be screened with landscaping and other approaches to soften the effect of wide-open paved areas or structures.

e. The boundaries of the CBU campus along Magnolia Avenue, Adams Street, Monroe Street, and Diana Avenue/SR-91 should be treated with fences and pilasters in combination with recurring plant materials to visually unify the campus.

Landscape buffers and edges identify the boundaries of the CBU campus and showcase the aesthetic quality of CBU.

D. Site Furnishings

1. Street Furnishing



a. Future street furnishings should be consistent with existing street furnishing of more recently built or remodeled areas within the campus, such as the Yeager Center.

b. Water features should be placed in or near plazas, or adjacent to pedestrian intersection and terminus points, and compatible architecturally. 2. Benches

c. Benches should be placed individually or in groups at bus stops, along active pedestrian ways, in plazas, and at key pedestrian crosswalks.

2. Bollards

a. Bollards should be used to physically separate pedestrians and vehicles in high traffic areas, to protect street furnishings and other streetscape elements, and to prevent unwarranted vehicle access.

b. Bollards placed adjacent to a public street should conform to the design standards of the City.

c. The height of bollards should be at a level visible from an automobile as it approaches (typically between 32 to 42 inches).

d. Bollards should include pedestrian lighting.

3. Bicycle/Skateboard/Scooter Parking

a. Wherever possible, bicycle parking spaces should be sheltered under an eave, overhang, independent structure, or similar cover.

b. Bicycle parking, to the greatest degree practicable, should be located near the primary entrance of buildings or centrally located if placed near groups of buildings.

c. Bicycle parking should be provided at all student housing.

d. Bicycle parking facilities should not be placed in any location that would obstruct pedestrian walkways, emergency vehicle access, utility provider access, and/or the path of travel for disabled persons.

e. Bicycle parking facilities should be placed near high visibility areas to encourage passive security.

f. Accommodations for skateboard, scooter, and similar parking should be provided in conjunction with bicycle parking.

E. Campus Streetscape/Median

1. Interior Private Streets

The recommended streetscape concept for all internal on-campus streets, drive aisles, and bicycle and pedestrian pathways is to maintain much of the existing mature landscaping and improvements, and to continue to build upon the established streetscape palette with an increased emphasis on the pedestrian and bicycle environments. To make the CBU campus more pleasant, safe, and inviting for pedestrians and bicyclists, the streetscape will be enhanced with distinctive street furnishings, lighting, and paving, as well as enhanced gathering spaces.

2. Public Streetscape

The public right-of-way treatments for Magnolia Avenue, Adams Street, and Monroe Street are driven by requirements established by the City of Riverside Public Works Department. Coordination with the Public Works Department will be necessary to ensure that any and all hardscape, sidewalks, street furniture, and street light improvements within public rights-of-way conform to established City standards. See street standards and improvements described in Chapter 3, Section B (Circulation Plan).

3. Traffic-calming Features – Private Streets

Traffic-calming features such as roundabouts, bulb-outs, chicanes, and speed humps/tables may be used on private roadways within the CBU campus to slow vehicular traffic.

4. Paving and Sidewalks on CBU Campus

a. Crosswalks and speed tables within the campus should have similar or compatible materials and colors to help visually unify the campus.

b. Sidewalks should be constructed of concrete (natural gray or integral color) and/or the CBU-selected tumbled paver.

c. Concrete should be sealed with an approved concrete sealant for ease of maintenance and preservation of finish.

d. Large expanses of asphalt or plain concrete are discouraged in patios, building entries, and plazas.

e. Bike paths for the exclusive use of cyclists may be constructed of asphaltic concrete or other durable material(s).

f. Private roads, sidewalks, and curbing may include brick pavers, enhanced concrete, or other decorative materials.

g. Paving materials in the public right-of-way should be selected to be compatible in texture, color, and style with the surrounding paving improvements consistent with City standards.

F. Entrance and Corner Monumentation

Entrance and corner monumentation at the primary entries and major intersections of the campus bounding streets serve to announce and identify the campus boundaries and entrances. These key features create a sense of arrival and provide an opportunity to make a lasting impression on first-time visitors.

The entrances to CBU create a sense of arrival and make a positive impression on visitors.

1. Monumentation Elements

Entrances and corner monumentation should be designed to incorporate the following elements:

- Common pilasters and/or bell towers
- Symmetrical and/or axial design
- Substantial accent plants and trees, such as date palms
- Accent lighting
- Accent pavement
- Kiosk or directory, if needed
- Campus identification signage, including LED or similar electronic signage

2. Consistency and Approval

The materials and design elements of all entry and corner monumentation should be consistent throughout the Specific Plan area. Figures 7-1 and 7-2 show illustrative examples of design treatments for entrance and corner monumentation at Adams Street/Lancer Lane and Monroe Street/Diana Avenue. All monumentation shall be subject to Design Review (administrative).

CBU's long-range plan is to pursue vacation of Diana Avenue, which will require City approval. Thus, Figure 7-2 shows Diana Avenue as a gated access. The gate treatment shown would not be installed unless Diana Avenue is vacated. Also, the illustrative tubular steel treatment along the Caltrans right-of-way would only be installed with Caltrans' authorization.

FIGURE 7-1: LANCER LANE ENTRY TREATMENT AT ADAMS STREET (ILLUSTRATIVE ONLY)

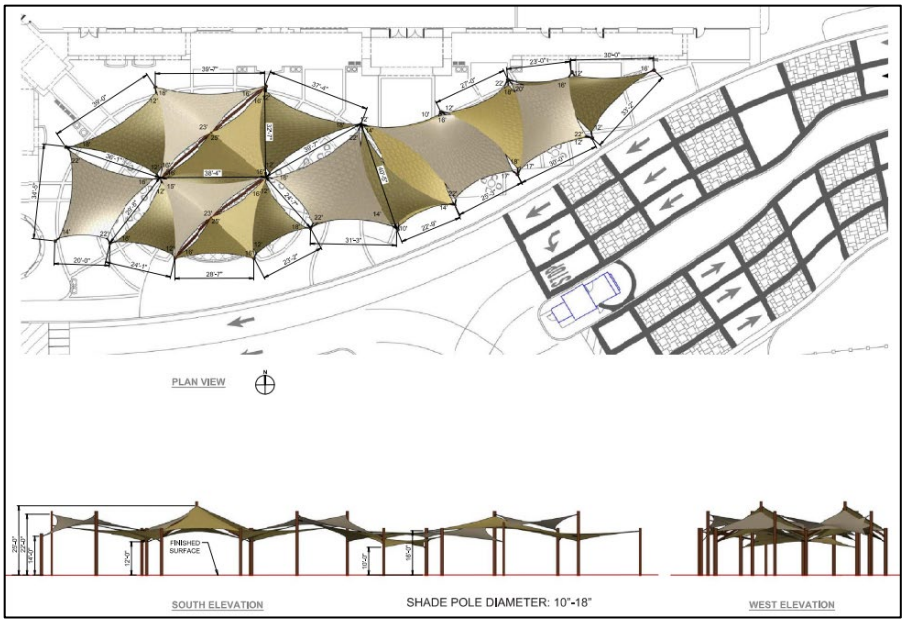
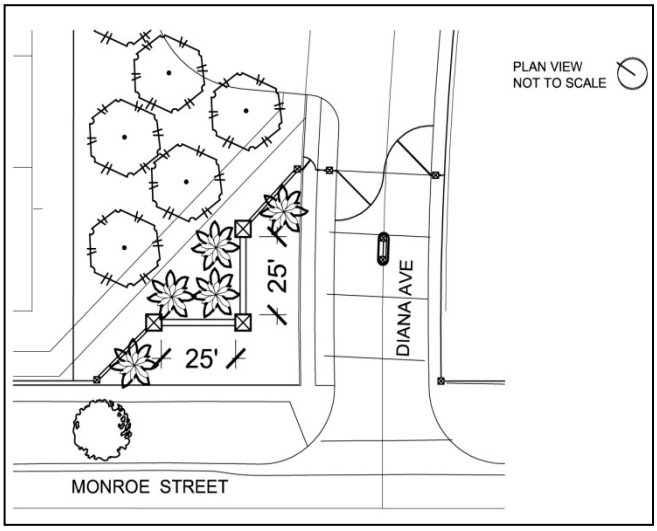
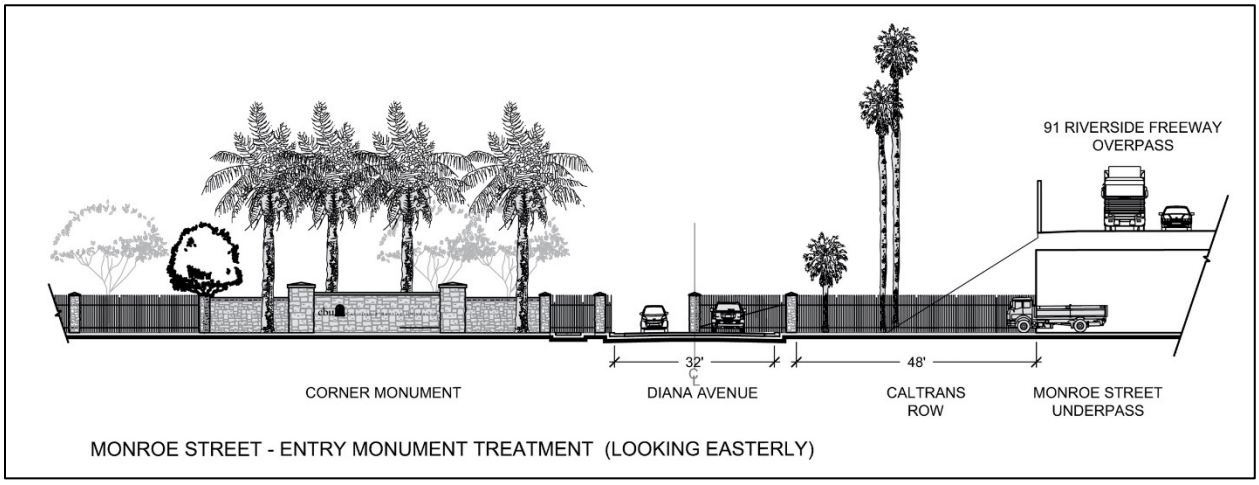


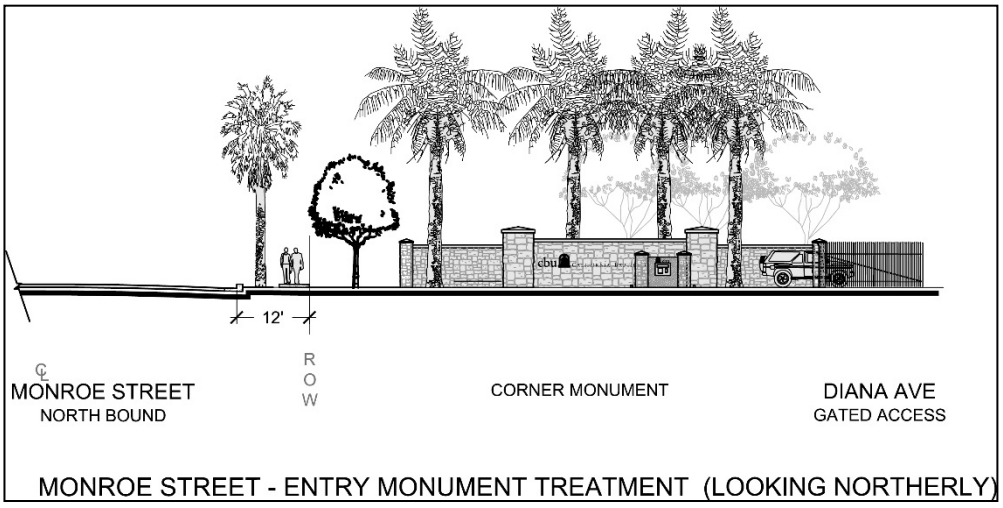
FIGURE 7-2: MONROE STREET/DIANA AVENUE ENTRY MONUMENT TREATMENT



Notes on plan view:
1. All setbacks are shown from ultimate right-of-way line.
2. All landscaping and monumentation will comply with corner cut-off requirements in the RMC.

Notes on elevation views:
1. All fencing shown consists of tubular steel, consistent with the design guidelines.
2. All landscaping and monumentation will comply with corner cut-off requirements in the RMC.





3. Monumentation Standard

a. Entry treatments/monumentation may be located within required setback areas, provided that landscape treatment is provided at the base of the monumentation to soften the edge.

b. Signage may be incorporated into monumentation design. Any such signage shall comply with the requirements of Chapter 4, Section F (Signs) of this Specific Plan.

c. Monumentation shall be designed and constructed to provide for appropriate lines of sight at driveways and other entry/exit locations to the satisfaction of the City Engineer.

G. Fence and Wall Treatment

Walls and fences are an integral part of the CBU's architectural form and reflect the history and culture of the campus. A wall and fence concept is important to provide security, privacy, and a sense of enclosure and ownership. These guidelines provide direction for the location and height of walls and fences.

Any fencing or wall treatment that is part of a designated historic structure shall comply with the provisions of Chapter 6 (Cultural Resources Management) of this Specific Plan.

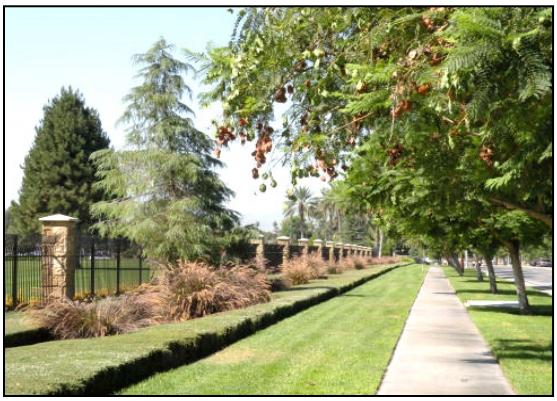
1. Perimeter Fencing

The photos below and on the following page show existing perimeter fencing treatment that will continue to be used campus-wide. Campus perimeter fencing consists of black galvanized steel tubing with light-colored stone pilasters.

2. Interior Fencing

a. Walls and fences should be designed so that they are compatible and contribute to the overall architectural theme and colors (see adjacent photo).

b. Care should be taken to use fencing to provide privacy on the bedroom side of residences and dormitories.



c. When a change in pad elevation occurs, the wall or fence should be stepped in equal vertical intervals.

d. The color, texture, pattern, and dimensions of masonry columns and bases—together with the color, width, type and elevation of mortar joints in a fence column or base—should be constructed to the standards and guidelines of this Specific Plan.

e. Metal and tubular steel fences should be compatible with the architectural style of the campus, have spaced pickets painted black, and may include the CBU logo.

f. Planting heights surrounding the fence and pilasters should be maintained to allow through visibility. Exceptions to this include parking areas where higher screening may be necessary.

g. Garden walls and pilaster systems may be used as node or directional markers, and to enclose patios and courtyards.

h. The use of chain-link fencing should be avoided. An exception is that chain-link fencing is allowed in association with athletic facilities. Any such chain-link fencing, where visible from a public right-of-way, shall incorporate decorative elements such as stylized fence posts and coated chain link.

i. The use of barbed-wire fencing shall be prohibited.

H. Open Space Network

The CBU open space network includes open spaces of varying sizes and for a variety of purposes. The open space network is anchored by a triangulated axis of expansive open space elements anchored by the Magnolia Lawn and the athletic complex (see Chapter 3, Figure 3-15: Planned Open Space Network Plan and also Table 4-3 regarding cultural resources). Open space also includes natural landscaped areas and lawns, plazas, courtyards, and water quality basins. Throughout the campus, the network ensures that a park-like setting is maintained.

The following design guidelines guide development of the open space network shown in Chapter 3, Figure 3-15.

1. The treatment of historic open spaces shall comply with the provisions of Chapter 4, Section K (Cultural Resource Management) of this Specific Plan.

2. Smaller garden/patio areas auxiliary to buildings should include formal or informal landscape elements, depending on their location.

3. Garden/patios areas should be generally located interior to a building, be passive in nature, and contain seating areas such as seat walls, steps, or freestanding benches with drifts of shrubs and ground covers.

4. Accent lighting in garden/patio areas should be used on trees and landscape materials to provide an attractive background at night.

5. Medium to large pedestrian plazas, including Lancer Plaza, the Stamps Courtyard at the Yeager Center, and plazas in front of the Events Center should incorporate hardscape elements and focal points such as sculptures or kiosks.

6. Medium to large pedestrian plazas should contain benches or seat walls and include the use of seasonal color in pots or planting beds, with accent lighting provided at key locations.

7. Overall, the open space network should provide the following elements:

    - Flexible space for various activities
    - Gathering spaces for larger groups
    - Ceremonial spaces (in function)
    - Places of rest and relaxation
    - Smaller social gathering spaces in the residential areas
    - A consistent landscape theme that helps to unify the various surrounding architectural styles
    - Specimen tree plantings
    - Organized around a central lawn, water feature, sculpture, monument or other prominent landscape feature
    - Special enhanced paving treatments where applicable
    - Areas for seating
    - A podium or dais for speeches
    - Accent lighting
    - Information kiosk or directory (optional)
    - May include water features and sculptures

I. Lighting Design

The CBU community is accustomed to warm, simple lighting geared to its distinctive character. Decorative lighting fixtures complement the architecture and landscaping of the campus during the day and become an integral part of the functionality and aesthetic quality of the campus during the night. The following standards apply to internal campus lighting. See also Chapter 4, Section H for athletic field lighting standards. All lighting within the public right-of-way shall comply with City requirements.

1. General Lighting Guidelines

a. The lighting of walkways and plazas, and as well as the exteriors, roofs, outer walls and fences of buildings and other structures and signs visible from any public street, should be illuminated by controlled lights.

b. Building or wall lighting should be indirect, with a limited number of lights used to create shadows, relief, or outline effects when such lighting is concealed or indirect.

c. Concealed light sources are recommended to avoid glare.

d. Interior lighting within commercial areas should remain on at night to enhance pedestrian activity and aid with campus security patrols.

e. The use of neon, mercury vapor, exposed fluorescent, or exposed high intensity lights is not permitted, except as used to light athletics, recreation, and event facilities.

f. Building and landscape accent up-lighting is encouraged.

g. Outdoor lighting on CBU property must be focused, directed, and arranged to prevent glare and illumination on public streets and any adjacent properties not owned by CBU.

h. All lighting within public rights-of-way shall comply with City standards.

2. Exterior Building Lighting

a. The exterior lighting of public use buildings should be designed to facilitate appreciation of and attract attention to buildings during the night hours as well as during daylight hours.

b. Lighting should be utilized to help create and dramatize a night-time image of structures, sculptures, and/or gardens.

c. Historic buildings such as the James Complex, campus focal buildings such as the Yeager Center, and monumentation should be spotlighted as an expression of pride, provided that no historic resources are negatively impacted.

d. All building light should be concealed and oriented to illuminate the premises of the campus only.

3. Parking Area Lighting

a. Outdoor parking area lighting, except for playing field lighting fixtures, shall be focused, directed, and arranged to prevent glare and illumination on streets or adjoining properties.

b. Parking areas shall be well lighted for security purposes and shall comply with RMC Chapters 19.580 (Parking and Loading) and 19.590 (Performance Standards).

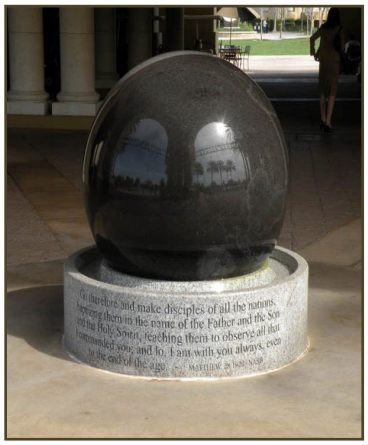
c. Parking area light poles and fixtures should be designed to complement the architecture and landscaping of the CBU campus.

d. Appropriate lighting methods should be used to reduce the impact of lighting on top floors of parking structures while meeting safety and security requirements.

4. Walkway and Path Lighting

Light bollards and poles that complement the architecture and landscaping of the CBU campus should be installed along all walkways and paths, including emergency access paths.

J. Campus Art



The CBU Specific Plan supports the Art on Campus Program, which is designed to promote the involvement of artists in on-campus development and improvement projects. The program is intended to enhance the physical environment by celebrating CBU's unique character and identity, as well as create artistic harmony between the campus buildings, landscape, and open spaces. The guidelines in this section are intended to aid in the design and placement of future campus art. Examples of items qualifying as art include water features, decorative paving and mosaics, murals, sculptures, decorative carvings, ornamental benches, special light shows, and other items of a unique and high-quality nature that embody artistic elements.

Any campus art purposefully oriented toward and clearly visible from a public street shall be subject to City approval. Otherwise, no City approvals are required.

Campus art should:

- Add to the cultural heritage of CBU and the City of Riverside through aesthetic enhancement of the campus and the surrounding community
- Be constructed with durable and quality materials, including, but not limited to, glass, metal, paint, wood, stone, brick and other similar materials
- Be accessible to students, faculty, and the community at large to stimulate intellectual and artistic dialogue and growth
- Create focal points within the campus for the enjoyment and contemplation of fine art
- Enhance the stature of CBU and the City of Riverside by defining their commitment to artists and to the creative process as a vital element of urban dynamics
- Be integrated into the buildings, plazas, reception courtyards, athletic facilities, and residences on campus

- Be created using a variety of mediums and techniques and be as fleeting as sprays of water or as permanent as bronze
- Be designed to enhance or complement the outdoor area or building to which it relates
- Make art accessible to everyone
- Relate to the context of the surrounding area and/or to the architecture and use of the closest building

K. Sustainable Design

The goal of the sustainable design guidelines is to meet the both the University's and the City of Riverside's commitment to use natural resources in thoughtful and responsible ways that recognize the needs of future generations. Environmental stewardship is to be emphasized in every new construction and reconstruction project, with the University committing to go beyond the requirements of the California Green Building Standards Code (CALGreen) as practical.

Achieving this goal requires an approach to design and construction that reduces further depletion of natural resources, minimizes air pollution impacts, helps slow global warming, and creates healthier living environments. This approach decreases dependency on nonrenewable resources while improving opportunities for more efficient and economical alternatives that are self-sustaining. Selecting proper materials in conjunction with appropriate environmental systems creates healthier living environments for students, faculty, and staff.

New development and major renovations will adhere to the guidelines in this section and be designed to incorporate sustainable design elements that minimize environmental impact, reduce demand on infrastructure, reduce long-term operations maintenance and utility expenses, and provide a healthier indoor environment for occupants. This should be accomplished by utilizing an "integrated approach" that brings all of the appropriate project stakeholders together throughout the design and construction process to set and evaluate sustainable project strategies and performance goals.

Third-party certification of sustainable performance is not required for campus projects. Project teams may, at their discretion, elect to pursue certification for projects utilizing available rating system programs such as U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Rating System or Build It Green's Green Point Rated System for residential developments.

1. Site Development

a. Landscape design and plantings shall complement existing surrounding landscape materials. Shade trees in new landscape designs will be provided to reduce heat island impacts (when

shading paved/developed surfaces) and to support the *City of Riverside Green Action Plan* goals.

b. Design plans will incorporate high-efficiency/low-water consumption irrigation systems.

c. The University will reduce impact on existing storm water infrastructure by treating and retaining or infiltrating runoff on campus. Where infiltration or reuse (for irrigation or sewage conveyance) is not feasible due to natural conditions (e.g., unsuitable geotechnical conditions), storm water shall be treated to remove a minimum of 80 percent of total suspended solids prior to release in existing storm drain systems, or as may be required to meet National Pollution Discharge Elimination System (NPDES) requirements. Treatment systems to be considered include, but are not limited to bio-swales, bio-retention cells, rain gardens, native mixed grasses, pervious paving systems, packaged storm treatment units, and storm water infiltration systems.

d. New irrigation control systems shall incorporate weather or soil moisture-based monitoring to adjust irrigation time and volume based on actual conditions.

e. To reduce the risk of moisture intrusion, site grading and irrigation systems will be designed to channel water away from building perimeters and walkways.

f. Nonessential exterior lighting shall be turned off by automatic controllers from 11:00 P.M. to the following evening at dusk. Where feasible, essential lighting shall be equipped with occupancy-sensing controls to reduce power to provide lighting at minimum safety thresholds when areas are unoccupied. Lighting shall be ramped up to full power (based on zones) when motion is detected in the vicinity.

2. Water Conservation

a. Interior plumbing fixtures shall be selected to reduce water usage consistent with local and State directives and best practices.

b. Where feasible, waste heat recovery systems will be incorporated to capture heat from drainage water to pre-heat domestic water supplies.

c. Non-potable water systems (from on-site water wells) will be used for irrigation and other approved uses.

d. As acceptable to permitting health agencies, gray water plumbing systems may be installed in new buildings.

3. Energy Efficiency

a. All new projects shall be designed to perform, at a minimum, per the 2016 Title 24 Energy Code base case, as it may be updated over time.

b. All new development and retrofit projects shall include opportunities for energy efficiency incentive funding through the Riverside Public Utilities Programs and Services.

c. The installation and use of on-site renewable energy systems shall be investigated to reduce demand on existing energy grid infrastructure and to support the *City of Riverside Green Action Plan* goals.

d. New development projects will incorporate high-efficiency mechanical systems as warranted. The University will investigate the potential for incorporation of highly efficient systems and passive or mixed mode (mechanical and natural ventilation) systems.

e. The University will reduce energy consumption through ongoing monitoring and re/retro commissioning of building systems to ensure optimal operation.

f. All energy efficiency upgrades to historic buildings shall comply with RMC Title 20 (Cultural Resources) and Historic Preservation Building Standards.

4. Materials and Resources

a. The University will develop and implement a construction waste management plan for each construction project consistent with the City's waste stream diversion requirements.

b. The University will provide at multiple locations on campus clearly marked and easily accessible areas for the collection and temporary storage of recyclable materials, including but not limited to paper, plastic, glass, cardboard, and metals. Collection areas for dormitories and other on-campus multiple-unit residences will be provided inside buildings on each level (at a minimum), and central collection enclosure areas will be provided adjacent to (or within) exterior trash collection enclosures.

5. Solar Energy

To achieve City of Riverside Green Action Plan goals, the University will consider introducing renewable energy such as photovoltaic and solar water heating into new construction projects and in the renovation of academic and residential facilities. Installations on roofs and inconspicuous areas can minimize the visual impact to the campus architecture while still providing energy offsets to essential areas within the campus.

6. Environmental Quality

New construction projects shall be designed to maximize daylight access for interior occupied spaces. Top lighting and side lighting strategies shall be combined to optimize daylight access for building occupants. Daylighting strategies to be investigated for feasibility include, but are not limited to, exterior/interior light shelves, skylights and monitors, clerestory windows, tubular skylights, and light wells.

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Chapter 8: Implementation

A. Intent

This Specific Plan establishes definitive land use regulations, development standards, and design guidelines for development within the CBU Specific Plan Subdistricts. The intent is to provide specificity with regard to permitted uses and expectations for the design and construction of new buildings and parking facilities, development and use of open spaces, internal roadway and other circulation improvements, lighting, landscaping, and the treatment of campus edge conditions. With adoption of the Specific Plan, the City Council confirms the expectations and standards for development and use of properties governed by this Specific Plan. Therefore, proposed development and improvement projects that are consistent with the provisions of this Specific Plan can be approved via an administrative entitlement process or by the Community and Economic Development Director, as set forth in this Chapter.

Where the term Community and Economic Development Director (Director) is used in this Chapter 6, that term shall include the Director and his/her designee.

B. Application and Conformity

The provisions of this Specific Plan shall apply to all properties in the CBU SP-1 and CBU SP-2 zones identified in Figure 1-3: California Baptist University Specific Plan Area. No construction, modification, addition, placement, or installation of any structure or improvement shall occur, nor shall any new use commence on any lot within the Specific Plan area, on or after the effective day of this Specific Plan, except in conformity with the provisions of this Specific Plan. Table 8-1 identifies the review requirements pursuant to this Specific Plan.

The provisions of this Specific Plan shall not apply to development projects for which a complete application has been received by the Planning Division prior to the effective date of this Specific Plan.

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TABLE 8-1: REVIEW REQUIREMENTS							
Proposed Project or Improvement	**Exempt – No Review Required**	**Substantial Conformance Determination (Administrative)**	**Design Review (Administrative)**	**Minor Conditional Use Permit (Administrative)**	**Conditional Use Permit (Planning Commission)**	**Certificate of Appropriateness (CHB or Administrative)**	**Planning Commission and/or City Council Hearing**
Specific Plan Minor Modification		X					
Specific Plan Amendment							X
New Buildings/Structures			X	As set forth in Table 4-1: CBU Specific Plan Zone – Permitted Uses and Supportive Uses	As set forth in Table 4-1: CBU Specific Plan Zone – Permitted Uses and Supportive Uses		
New Building in a Historic District						X (Administrative)	
Building Reuse with No Exterior Modifications: **Non-historic** Building and Structures	X		X[4]				
Reconstruction: **Non-historic** Buildings and Structures[5]	X						
Reconstruction or Reuse: Designated **Historic** Buildings, Structures, and other Features[6]						X[1]	
Minor Deviation from							

TABLE 8-1: REVIEW REQUIREMENTS							
Proposed Project or Improvement	**Exempt – No Review Required**	**Substantial Conformance Determination (Administrative)**	**Design Review (Administrative)**	**Minor Conditional Use Permit (Administrative)**	**Conditional Use Permit (Planning Commission)**	**Certificate of Appropriateness (CHB or Administrative)**	**Planning Commission and/or City Council Hearing**
Development Standards (up to 25%; greater than 25% requires a Variance)		X					
Open Space Improvements – Passive[2]	X						
Open Space Improvements – Athletic Fields			X				
Master Sign Plan			X				
Signs – Campus Perimeter			X				
Signs – Interior to Campus	X						
Gateway Monumentation				X			
Public Art - Interior	X						
Public Art – Visible from public right-of-way			X				
Internal Circulation – Roadways, Pedestrian Paths, Bicycle Paths	X						
Wireless Communication Facilities - See note 3							

Notes:

1. Review may be Administrative or require review by the Cultural Heritage Board, as determined by the City Historic Preservation Officer.
2. Passive open space improvements include, for example, landscaping, installation of monuments to people or events (e.g., plaques, statues), installation of outdoor furniture, installation of water features, and the like.
3. As set forth in RMC Chapter 19.530 (Wireless Telecommunication Facilities).
4. Design Review (administrative) only for buildings within Zone D of the Airport Land Use Plan.
5. Applicable to areas outside of Zone D of the Airport Land Use Plan.
6. Buildings within Zone D of the Airport Land Use Plan shall be subject to evaluation for airport land use compatibility pursuant to the ALUCP.

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C. Interpretation and Ambiguities

If ambiguity arises concerning the meaning or applicability of any provision of this Specific Plan, the Director or his/her designee shall have the responsibility to review pertinent facts, determine the intent of the provision, and to issue a written interpretation. Grammatical and spelling mistakes may be clarified as determined appropriate by the Director or his/her designee in the same manner.

D. Severance

If any section, sentence, clause, phrase, word, portion, or provision of this Specific Plan is held invalid, unconstitutional, or unenforceable by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Specific Plan that can be given effect without the invalid portion. In adopting this Specific Plan, the City Council affirmatively declares that it would have approved and adopted the Specific Plan even without any portion that may be held invalid or unenforceable.

E. Authority of Community and Economic Development Director

The Community and Economic Development Director (Director), or his/her designee, shall have the authority to approve the following actions proposed to implement this Specific Plan.

a. Similar Use Determination

b. Design Review (Administrative) via the Design Review Committee

c. Substantial Conformance Determination

d. Minor Modifications to the Specific Plan

e. Temporary Uses

F. Director-level Approvals

1. Similar Use Determination

Pursuant to Chapter 19.060 of the RMC, the Director or his/her designee shall have the authority to determine whether a proposed use not listed in Table 4-1: CBU Specific Plan Zone – Permitted Uses and Supportive Uses can be considered similar to a permitted use or is a use customarily incidental to a permitted use. Any such determination shall be made in writing.

2. Substantial Conformance Determination

a. Purpose. In the review of proposals involving the development of land or otherwise providing improvements pursuant to this Specific Plan, the City recognizes that existing site conditions may constrain the extent to which the development standards and guidelines set forth in this Specific Plan can be met. The Substantial Conformance Determination process is established to provide a means for the Director or his/her designee to approve certain development projects, as defined in this Section, that will not cause or create any of the following conditions:

1) The reconstruction of existing non-historical buildings or other major structures; or

2) The creation of new nonconformities such as, but not limited to, a decrease in the number of on-site parking spaces below the required minimum, diminution of the water retention areas to less than the minimum required to achieve NPDES compliance, constriction in the required vehicular access or fire lanes, or reduction of handicapped accessibility; and/ or

3) Minor modifications involving the following changes:

   a. Modification of any design element in this Specific Plan that improves circulation, reduces grading, improves drainage, or enhances infrastructure.

   b. Minor changes to the architectural or landscape guidelines or sign standards for interior signs.

   c. Changes to the internal circulation plan—including alignments, width, or improvements—that do not adversely affect external circulation patterns.

   d. Changes in utility and/or public service providers or the location or size of facilities needed to support the approved land use plan.

   e. Changes to entry design that are consistent with the development standards and design criteria of this Specific Plan.

   f. Refinements to Specific Plan language which increase clarity and do not change policy intent.

b. Applicability. A Substantial Conformance Determination can be made for any proposed deviation up to 25 percent from the standards and guidelines of this Specific Plan. This can include increases in building height not to exceed 99 feet in CBU SP-1, adjustments to setbacks, and building stepback requirements where adjacent non-CBU properties support uses other than single-family residences.

c. Process. Any request for a Substantial Conformance Determination shall be in the form of a letter to the Director describing the proposed deviation from the standards or guidelines of this Specific Plan. Any applicable fees established by resolution of the

City Council shall be paid at the time of letter submission. Minor modifications to the CBU Specific Plan, as defined in subparagraph a, above, shall not require a Specific Plan Amendment.

Within 30 days of receiving the letter and any applicable fees, the Director or his/her designee shall review the proposal for Substantial Conformance with the standards and guidelines of this Specific Plan and shall issue a written determination and findings as to how the proposal complies or does not comply with the provisions of this Specific Plan.

A written record of such Substantial Conformance determinations shall be maintained on file with the official copy of the adopted Specific Plan, or the Specific Plan document may be modified.

The Director or his/her designee shall make the following findings:

1) The modification is consistent with the intent of the Specific Plan; and

2) The modification will not produce a result that is out of character or detrimental to the neighborhood.

3) The proposed modification demonstrates that the Specific Plan goals and objectives are not being compromised despite the modification.

No public notice and no public hearing shall be required. If the proposal is found to be in substantial conformance, no further action on the part of the Director or the applicant is required.

3. Temporary Uses

Any temporary use or activity within the Specific Plan area, except for outdoor events involving 2,500 or more attendees, shall be permitted to occur without any additional authorization. However, if any temporary use or activity requires an electrical permit, health permit, and/or fire permit from City agencies, the University shall be required to obtain a Temporary Use Permit pursuant to RMC Section 19.740 (Temporary Use Permit).

G. Development Review Committee Approvals

1. Design Review (Administrative)

a. Applicability. Any use, building, or other feature listed in Table 4-1: CBU Specific Plan Zone – Permitted Uses and Supportive Uses as a permitted use (P) shall require for Design Review, an administrative process not requiring public review.

b. Process. Upon receipt on an application for Design Review, the Planning Division shall have 30 days to review the application for compliance with standards and guidelines of this Specific Plan and to deem the application complete. Upon

determination that the application is complete, the Director or designee shall have 30 days from such determination to take an administrative action to approve, approve with modifications, or deny the application. No public notice and no public hearing shall be required. In taking such action, the Director, via the Development Review Committee, shall review the application for compliance with the standards and guidelines of this Specific Plan and issue a written determination as to how the application complies or does not comply with the provisions of this Specific Plan. As part of the written findings, the Director may include conditions to ensure

2. Minor Conditional Use Permit

Any use identified in Table 3-1 of this Specific Plan as requiring a Minor Conditional Use Permit shall comply with RMC Chapter 19.730 (Minor Conditional Use Permit).

3. Variance

Any proposed deviation from a development standard that is not considered a Minor Modification, as defined above, shall be considered a Variance and shall comply with RMC Chapter 19.720 (Variance).

H. Cultural Heritage Board or Staff Approvals

Special consideration will be made for the reuse or rehabilitation of any designated historic resource within the Specific Plan area. The Secretary of Interior's Standards for Rehabilitation shall be applied to the specific preservation, rehabilitation, and adaptive reuse projects pursuant to adopted City regulations and policies. A Certificate of Appropriateness shall be required as set forth in RMC Chapter 20.25 (Certificates of Appropriateness).

I. Planning Commission and City Council Approvals

1. Specific Plan Amendments

A Specific Plan Amendment shall comply with the requirements set forth in RMC Chapter 19.820 (Specific Plans/Specific Plan Amendments). Actions requiring a Specific Plan Amendment shall include any modification to this Specific Plan not defined to be a Minor Specific Plan Amendment in Section F.4, above, and any proposal to increase the allowed maximum intensity of development or use authorized by this Specific Plan, as determined by the Director or his/her designee.

2. Conditional Use Permit

Any use identified in Table 4-1 of this Specific Plan as requiring a Minor Conditional Use Permit or Conditional Use Permit shall comply, respectively, with RMC Chapter 19.730 (Minor Conditional Use Permit) or Chapter 19.760 (Conditional Use Permit).

J. Appeals

An appeal from any decision, determination, or requirement of the Director or his/her designee shall be made in conformance to the appeal procedures established in RMC Chapter 19.680 (Appeals).

K. Demolitions

1. Any proposed demolition of a non-historical building, structure, or feature shall comply with all applicable provisions of the RMC.

2. Any proposed demolition of a historical building, structure, or feature—as identified in Table 6-1 of this Specific Plan—shall comply with the provisions of Chapter 6 (Cultural Resource Management) and RMC Title 20.

L. Implementation Methods

This Section identifies the methods, programs, and financing mechanisms to be used to implement this Specific Plan. Responsible parties and time frames are indicated for each. Where CBU is indicated as the responsible party, that shall mean the University's Finance and Administration Department or other department as designated by the Finance and Administration Department.

1. Utilities and Maintenance

a. Parkway Landscaping

Maintenance of landscape within the public right-of-way that is required to occur beyond the City's standards and maintenance of parkways will require a private means of funding or another funding mechanism acceptable to the City that would not obligate the City to provide funding for maintenance for landscaping above City standards.

Responsible Party: CBU
Time Frame: Prior to installation of landscaping

b. Sewer

When service is available, connect to the planned 15-inch sewer in Monroe Street. The 15-inch sewer line is proposed per the Wastewater Collections and Treatment Facilities Integrated Master Plan. The anticipated replacement period is between 2018 and 2020.

Responsible Party: CBU
Time Frame: As directed by the City required after the installation of the 15-inch sewer line, per the Wastewater Collections and Treatment Facilities Integrated Master Plan

c. Storm Drain

The following improvements related to storm drain service will be implemented.

1) Construct local area storm drains surrounding any proposed academic buildings to tie to existing campus storm drain systems that drain to the basin.

   Responsible Party: CBU
   Time Frame: As required to meet the demand of individual projects

d. Traffic Management

The following improvements related to traffic management will be implemented. Specific improvements may be subject to revision based on detailed geometrics plans prepared in consultation with the Public Works Department at the time the improvements are required and needed, as set forth in the Specific Plan conditions of approval.

1) **Adams Street at Lancer Lane/Briarwood Drive** – Construct an additional northbound left-turn lane (total of two left-turn lanes into campus) and increase of both storage pockets up to 250 feet in length.

   Responsible Party: CBU
   Time Frame: Prior to issuance of Certificates of Occupancy for the East Parking Structure, or as otherwise required by the conditions of approval.

2) **Lancer Lane** – Construct Lancer Lane at Adams Street to include two inbound lanes and three outbound lanes (one left-turn lane and one through lane, and one right-turn lane). Provide up to 250 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.

   Responsible Party: CBU
   Time Frame: Prior to issuance of Certificates of Occupancy for the East Parking Structure, or as otherwise required by the conditions of approval

3) **Adams Street** – Dedicate and construct frontage improvements along the westerly side of Adams Street consistent City standards for the designated right-of-way width for Adams Street and as shown on Figure 3-6.

Responsible Party: CBU
Time Frame: In conjunction with improvements to the Lancer Lane entry, improvements will extend from Diana Avenue to Lancer Lane. Along the balance of Adams Street to Magnolia Avenue, additional roadway improvements will be deferred along the west side until such time that due the existing structures and other improvements on the CBU campus are redeveloped.

4) **Monroe Street** – Dedicate and construct the phased frontage improvements along Monroe Street between Diana Avenue and Carney Road to include two-travel lanes in the northbound direction.

Responsible Party: CBU
Time Frame: In conjunction with any development having frontage along Monroe Street between Diana Avenue and Carney Lane.

f. Cultural and Historic Resources

The following requirements related to cultural and historical resources will be implemented.

General

1) Exterior alteration of, addition to, demolition of, and new construction near historical resources shall be avoided to the extent possible and when unavoidable, shall be designed and undertaken in accordance with the *Secretary of the Interior's Standards,* as well as RMC Title 20 (Cultural Resources).

Responsible Party: CBU
Time Frame: On-going

2) All designated and eligible historical resources within the campus will comply with the provisions of Chapter 4, Section K (Cultural Resource Management) and in accordance with RMC Title 20 (Cultural Resources), as applicable.

Responsible Party: CBU
Time Frame: On-going

Neighbors of Woodcraft Historic District

1) Development of adjoining areas at the southeast edge of the Neighbors of Woodcraft historic district to provide an opportunity to define boundaries of the district and to enhance the components of the complex to avoid obscuring or overshadowing the property. This will be accomplished as appropriate.

Responsible Party: CBU
Time Frame: On-going

CBU Historic District

1) **Wallace Book of Life Building -** The architecture and scale of the Wallace Building should be considered for proposed alterations and additions to this building.

   Responsible Party: CBU
   Time Frame: On-going

2) **Smith and Simmons Dormitories -** Additions, alterations, and new construction shall be designed and undertaken in accordance with the provisions of Chapter 4, Section K (Cultural Resource Management) and in accordance with RMC Title 20 (Cultural Resources), as applicable.

   Responsible Party: CBU
   Time Frame: On-going

Van Dyne Field House Gym

1) New development shall be designed to minimize visual impacts, maintain spatial relationship between the dormitories and gym, and preserve the imposing statement of the gym on the landscape. The design shall be stylistically harmonious with the gym.

   Responsible Party: CBU
   Time Frame: On-going

Rose Garden Village and Royal Rose

1) Private open space patios/balconies should only be removed or modified pursuant to the provisions of Chapter 6 (Cultural Resource Management).

   Responsible Party: CBU
   Time Frame: On-going

2) Exterior alteration of and additions to existing buildings, demolition, and new construction shall be consistent with the design guidelines that have been established for the Rose Garden Village (dated June 2, 2017, and as they may be amended) in accordance with the provisions of Chapter 6 (Cultural Resource Management) and in accordance with RMC Title 20 (Cultural Resources), as applicable.

   Responsible Party: CBU
   Time Frame: On-going

3) Private open space patios and balconies and other character-defining features of the Rose Garden Village/Royal Rose shall only be removed pursuant to the provisions of Chapter 4, Section K (Cultural Resource Management). The path of the asphalt drive shall only be altered and its potential effect on important landscape features and materials, including Pat Nixon and Frank Miller Roses, or its potential to compromise contribution to the village scale and character of this historic resource shall only be pursuant to the provisions of Chapter 6 (Cultural Resource Management) and in accordance with RMC Title 20 (Cultural Resources), as applicable.

   Responsible Party: CBU
   Time Frame: On-going

4) All historic plaques and markers shall be retained in place. Those that have been previously removed shall be reinstalled in their original location or close proximity, if known.

   Responsible Party: CBU
   Time Frame: On-going

5) CBU shall contract with a qualified rosarian to survey the property; determine if Pat Nixon, Frank Miller, or other important rose varieties are extant; and provide recommendations, as applicable, for the long-term care, maintenance, preservation, protection, and treatment during construction activity. If important rose varieties are identified, CBU shall:

   - Incorporate recommendations for care and maintenance into its campus landscape program;
   - Incorporate identified plants in situ into all future proposed projects for this site;
   - Design nearby additions/alterations or roadway improvements to avoid or limit disturbance; and
   - Be further guided by rosarian recommendations.

Responsible Party: CBU
Time Frame: On-going

A. C. E. Hawthorne House and Tree
The A.C.E. Hawthorne house may be considered for relocation to a site nearby the CBU campus but not within the Specific Plan area. Any such relocation shall be

performed in direct cooperation with the City of Riverside and pursuant to RMC Chapter 20 (Cultural Resources).

Also, the cultural resources study identified a mature Eucalyptus windbreak tree as a related feature of the A.C.E. Hawthorne house. CBU shall be required to assess the health and stability of the tree within 90 days of approval of the effective date of the first Specific Plan Amendment. The assessment shall establish a baseline for further evaluation to be conducted based on the recommendations of an arborist. If the tree is found stable and healthy, CBU shall:

- Care and maintain the tree in its campus landscape program;
- Incorporate the tree in situ into all future proposed projects for this site;
- 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.

Responsible Party: CBU
Time Frame: Assess tree health within 90 days following adoption of the first Specific Plan Amendment by the City Council

Appendix A

Section 65450-65457 Government Code Compliance

Pursuant to Sections 65450 - 65457 of the Government Code, the CBU Specific Plan has been developed to ensure consistency with the *General Plan 2025*, the Riverside County Airport Land Use Plan, and Public Utility Code §21676.

The General Plan 2025 focuses on incorporating "Smart Growth" principles into planning and development decisions. A major tenet of "Smart Growth" includes focusing development in already urbanized parts of the City, rather than spreading growth to the urban fringes. This reduces urban sprawl, is cost-effective by taking advantage of existing infrastructure, and builds on the established character of neighborhoods. The ten principles of "Smart Growth" are:

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty and critical environmental areas
- Strengthen and direct development toward existing communities
- Provide a variety of transportation sources
- Make development decisions predictable, fair and cost effective
- Encourage community and stakeholder collaboration in development decisions

The CBU Specific Plan embodies these principles, where applicable, as discussed in the Chapters 2, 3, and 4. The General Plan 2025 contains a number of Policies and Objectives to guide growth and development in the City of Riverside that relate to the CBU Specific Plan.

Land Use Objectives and Policies

Objective LU-8:	Emphasize "Smart Growth" principles through all steps of the land development process.
Policy LU-8.4:	Incorporation of "Smart Growth" principles for infill development along Magnolia Avenue.
Objective LU-9:	Provide for continuing growth within the General Plan Area, with land uses and intensities appropriately designated to meet the needs of anticipated growth and to achieve the community's objectives.
Policy LU-9.3:	Designate areas for urban land uses where adequate urban levels of public facilities and services exist or are planned, in accordance with the public facilities and service provisions policies of this General Plan.

Objective LU-10:	Provide for appropriate timing of development in accordance with the future land uses designated in this Land Use Element.

Policy LU-10.4: Require development projects to be timed and phased so that projects are not occupied prior to the provision of necessary urban services.

Objective LU-12:	Restore the Magnolia/Market Corridor to its historical role as a scenic "showcase roadway" that spans the City of Riverside while updating its function as a key transit corridor to support future growth.

Policy LU-12.1: Through the Specific Plan process further implement the earlier Polizoides Plan for the corridor, identify appropriate land uses, development opportunities and streetscape improvements along the Corridor that support the vision as a scenic roadway with distinct districts. Reinforce the desired land uses within the context of each district through development provisions and regulations.

Policy LU-12.2: Maintain the existing mature heritage landscaping and infill landscaping as appropriate to return the Corridor to being a grand tree-lined parkway.

Policy LU-12.4: Expand and update the function of the Magnolia/Market Corridor as a key transit corridor to accommodate growth.

Objective LU-30:	Establish Riverside's neighborhoods as the fundamental building blocks of the overall community, utilizing Neighborhood and Specific Plans to provide a more detailed design and policy direction for development projects located in particular neighborhoods.

Policy LU-30.9 Interpret, apply and impose the development restrictions, conditions and/or standards of an approved Specific Plan in addition to those found in this General Plan.

Objective LU-78:	Maintain Ramona's established residential character while allowing for higher-intensity, transit-oriented residential and mixed residential-commercial development on opportunity sites, particularly along Magnolia and California Avenue.

Policy LU-78.2: Preserve historic landscaping and increase green space along the Magnolia Corridor.

Policy LU-78.3: Encourage continued enhancement and growth of the significant institutional uses along the Magnolia Avenue corridor.

Arts and Culture Objectives and Policies

Objective AC-1:	Capitalize upon arts and culture opportunities offered by the educational community.

Policy AC-1.2: Encourage the utilization of municipal resources to help promote the strong and diverse facilities and programs offered by the college and universities.

Education Objectives and Policies

Objective ED-1:	Accommodate the growth of all educational facilities.

Policy ED-1.1: Provide adequate level of infrastructure and services to accommodate campus growth at all educational levels.

Policy ED-1.4: Streamline the permitting process for educational facilities as practicable.

Objective ED-2:	Capitalize upon the opportunities offered by the educational community.

Policy ED-2.10: Promote that the universities and colleges integrate within the neighborhoods that surround them.

Objective ED-3:	Plan proactively for all educational needs.

Policy ED-3.1: Partner with local schools, colleges, early childhood education programs and other educational institutions to accommodate the educational needs of residents.

Historic Preservation Objectives and Policies

Objective HP-1:	To use historic preservation principles as an equal component in the planning and development process.

Policy HP-1.6: The City shall use historic preservation as a tool for "Smart Growth" and mixed use development.

Objective HP-2:	To continue an active program to identify, interpret, and designate the City's cultural resources.

Policy HP-2.1: The City shall actively pursue a comprehensive program to document and preserve historic buildings, structures, districts, sites (including archaeological sites), objects, landscapes, and natural resources.

Objective HP-4:	To fully integrate the consideration of cultural resources as a major aspect of the City's planning, permitting, and development activities.

Policy HP-4.2: The City shall apply the California State Historical Building Code to ensure that City building code requirements do not compromise the integrity of significant cultural resources, at the property owner's request.

Objective HP-5:	To assure compatibility between new development and existing cultural resources.

Policy HP-5.1: The City shall use its design and plot plan review processes to encourage new construction to be compatible in scale and character with cultural resources and historic districts.

Policy HP-5.2: The City shall use its design and plot plan review processes to encourage the compatibility of street design, public improvements, and utility infrastructure with cultural resources and historic districts.

Objective HP-7:	To encourage both public and private stewardship of the City's cultural resources.

Policy HP-7.2: The City shall incorporate preservation as an integral part of its specific plans, general plan, and environmental processes.