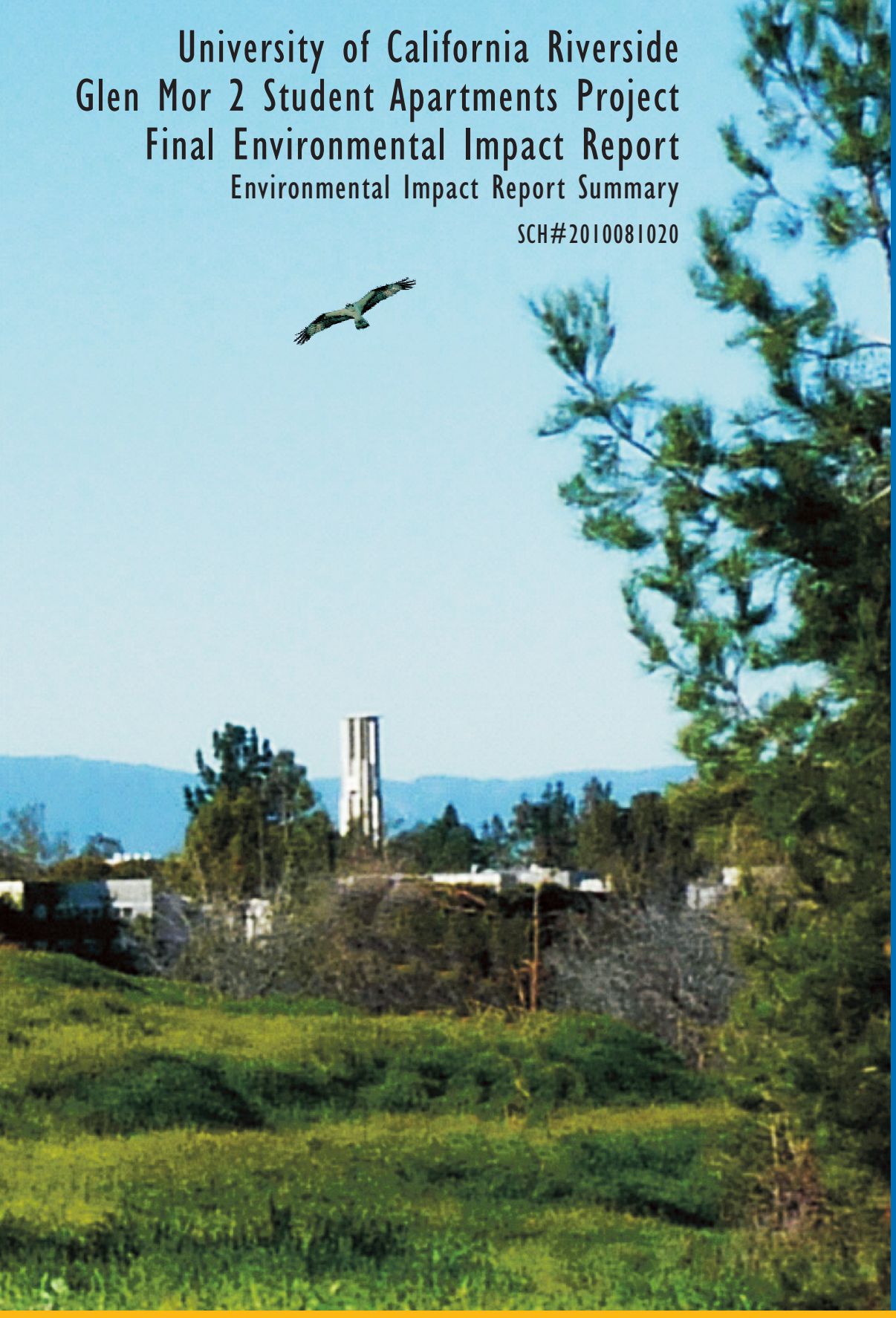
University of California Riverside
Glen Mor 2 Student Apartments Project
Final Environmental Impact Report
Environmental Impact Report Summary

SCH#2010081020



Prepared for:

UCR
Office of Design & Construction

Prepared by:

ICF
INTERNATIONAL

UNIVERSITY OF CALIFORNIA
UCRIVERSIDE

University of California, Riverside
Glen Mor Student Apartments Project
EIR Summary

1. Introduction to Tiered EIR

This Environmental Impact Report (EIR) tiers from the programmatic EIR prepared for the University of California, Riverside (UCR), 2005 Long Range Development Plan (LRDP EIR). As defined in State CEQA Guidelines Section 15152, a Tiered Project EIR evaluates a specific project that is covered by a certified Program EIR. General information, cumulative analyses, etc., from the Program EIR are summarized or incorporated by reference so that the Tiered Project EIR can focus on project-specific issues. This tiering facilitates the environmental review of development proposals that are approved, constructed, or implemented at UCR. The LRDP EIR is intended to serve as the primary environmental document for all future entitlements associated with implementation of the LRDP. This project-level EIR discusses the impacts of the project and, for significant impacts, identifies mitigation measures that would reduce the impacts to less-than-significant levels. The EIR also presents alternatives to the project that should be considered when making the decision to approve the project.

2. Project Description

The Glen Mor 2 Student Apartments project entails construction and long-term operation of a new apartment-style student housing complex on 21 acres in the northeastern portion of the UCR campus (Figure 1), providing a total of 810 student beds in 232 apartment-style units, which are intended to house graduate students and upper class undergraduates. The proposed building program would provide five residential buildings, a café and food/retail facility, a resident services office, a community building, and a conference facility. Associated improvements include a 597-space multi-level parking structure for campus residents, circulation improvements, and indoor and outdoor commons facilities. The project also entails restoration of a 0.4-mile stretch of the arroyo that runs through the northern part of the site. The proposed layout for the project is shown in Figure 2. Construction is scheduled to begin in summer 2011, with units ready for occupancy in fall 2013.

3. Project Objectives

UCR has identified the following objectives for the project:

- Progress toward the 2005 LRDP goal of providing on-campus housing for 50 percent of students by establishing a student housing community with approximately 800 beds for occupancy by fall 2013;
- Establish a clear network of non-vehicular connections, considering the site's location adjacent to an existing housing precinct and its relationship with the larger campus;

- Incorporate sustainable design strategies, with a target of LEED Gold certification;
- Protect and restore the on-site arroyo in furtherance of 2005 LRDP Planning Strategy Open Space 3;
- Provide proximate and secure parking consistent with 2005 LRDP ratios;
- Minimize potential adverse consequences to off-campus neighborhoods associated with development at the edge of the campus;
- Provide a convenient retail food market and café to serve residents of the housing precinct;
- Provide a controlled edge on the site's eastern boundary, minimizing interaction with the off-campus neighborhood on Valencia Hill Drive; and
- Take advantage of the "hill" with the creation of a small, special meeting place that includes a few hotel-style suites for visiting faculty, resident program presenters and housing guests.

4. Areas of Known Controversy

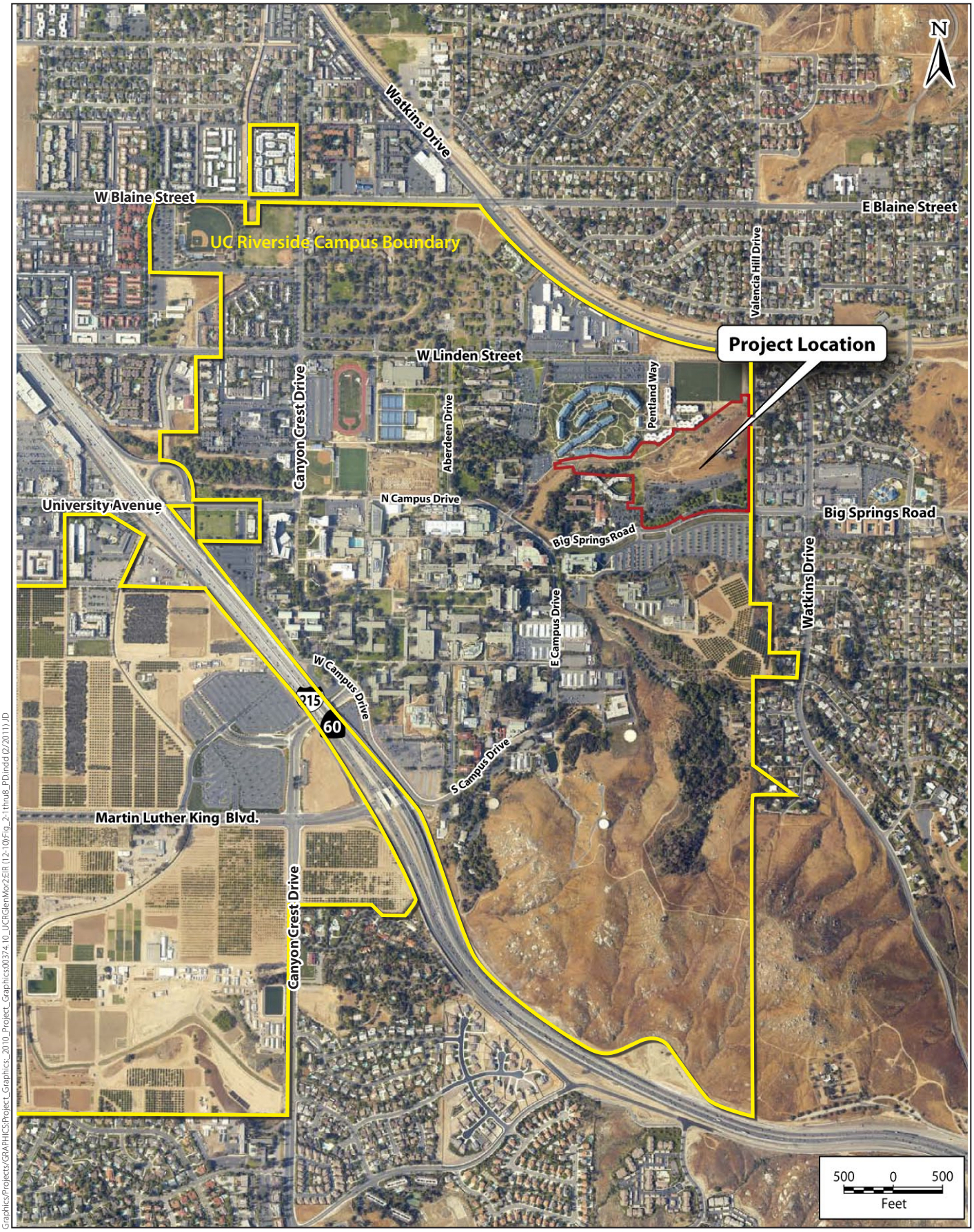
Section 15123(b)(2) of the State CEQA Guidelines requires that an EIR summary identify areas of controversy known to the Lead Agency, including issues raised by agencies and the public. This EIR addresses issues with respect to the project's environmental resources and impacts that are known or were raised by agencies or interested parties during the NOP public review period and two informational meetings held in April and May 2010, and during the public review period for the Draft EIR.

Known areas of controversy surrounding this project stem from the site's proximity to an off-campus residential neighborhood. Residents of the area east of the project site have expressed concern with the general compatibility of the project with the off-campus neighborhood, and more specifically with noise, traffic, and aesthetics impacts. Area residents have expressed concerns about noise from the parking structure and on-site activity, lights shining on the off-campus area, and project-related cars parking on off-campus streets. These nearby residents have also expressed interest in potential historic significance of the existing residential structure on the site and construction period impacts (noise, traffic and air quality).

5. Alternatives

Chapter 4 of the Draft EIR discusses and analyzes the effects of implementing a number of alternatives to the project that may be capable of attaining most of the basic project objectives while avoiding or substantially lessening the project's significant environmental impacts. These alternatives include the following:

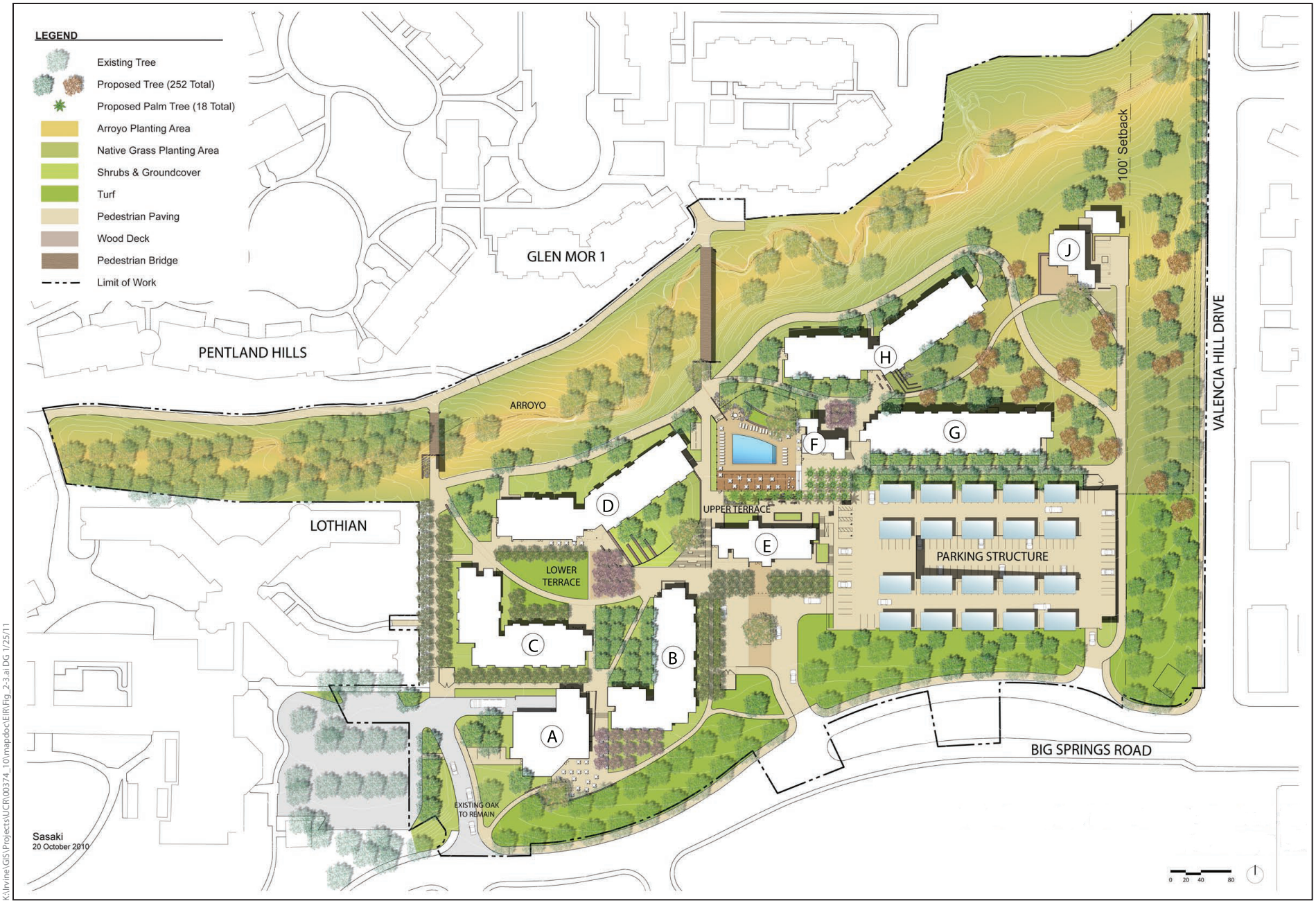
- **Alternative 1: No-Build Alternative.** Under Alternative 1, none of the facilities proposed as part of the project would be constructed, and the project site would remain in its existing state. Parking Lot 14 would continue to operate with its existing capacity, and the on-site residence would remain on site, likely remaining vacant and unused. Unpaved pedestrian paths would continue to cross the site. None of the arroyo improvements would be implemented, including the hydrological improvements and the Arroyo enhancement program. All existing vegetation would remain on the project site.



Graphics/Projects/GRAPHICS/Project_Graphics_2010_Project_Graphics\00374.10_UCRGlenMor2EIR (12-10)\Fig_2-1thru8_PDIndd (2/2011) JD

ICF INTERNATIONAL

Figure 1
Project Location Map
Glen Mor 2 Student Apartments



K:\Irvine\GIS\Projects\UCR\00374_10\mapdoc\EIR\Fig_2-3.ai DG 1/25/11

ICF INTERNATIONAL

Figure 2
Project Site Plan and Landscape Plan
Glen Mor 2 Student Apartments

- **Alternative 2: LRDP Alternative.** Under Alternative 2, the project would be developed as anticipated in the LRDP. The LRDP anticipated that the project site would be developed with facilities conforming to the *Family, Apartment Housing and Related Support* and *Athletics and Recreation* land uses, with preservation of the on-site arroyo as *Naturalistic Open Space*. This alternatives analysis assumes that Alternative 2 would entail construction of student apartments, a parking structure for campus residents, and associated facilities similar to those proposed in the Glen Mor 2 project; that the proposed arroyo improvements would be implemented; and that athletics fields similar to those north of the site would be constructed in the southeastern portion of the site.
- **Alternative 3: Reduced Project Alternative.** Under Alternative 3, the site would be developed with facilities similar to those proposed in the Glen Mor 2 project, but the apartment buildings would be smaller in scale such that they would house half the number of students. The alternatives analysis assumes that the development footprint would be similar to that of Glen Mor 2, but that the residential buildings would be three levels rather than five levels, with the buildings reduced in height, accordingly. The arroyo improvements would be implemented as in Glen Mor 2.

6. Public Review of Draft EIR

UCR prepared a Draft EIR for the project and circulated the document for a 45-day public review period commencing February 16, 2011, and ending April 1, 2011. Notification included circulation through the Governor's Office of Planning and Research State Clearinghouse, posting with the Riverside County Clerk, and direct mailing to agencies and individuals. During the public review period, UCR received six comment letters from agencies and individuals. Agencies commenting on the Draft EIR included the California Department of Toxic Substances Control, the South Coast Air Quality Management District, and the City of Riverside. The remaining comment letters were submitted by individuals residing in the off-campus area east of the project site. Additional verbal comments were received from members of the public at the public hearing held on March 15, 2011. Pursuant to Section 15088 of the State CEQA Guidelines, UCR has reviewed all comments received on the Draft EIR, and has prepared responses to these comments that are provided in Chapter 2 of the Final EIR.

7. Impacts and Mitigation

Significant direct and cumulative environmental impacts are discussed and analyzed in detail in Chapter 3, "Environmental Analysis," of the Draft EIR. Technical reports were prepared to determine potential impacts on air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, public services, transportation and traffic, and utilities. Their findings have been incorporated into this EIR, and copies of these reports are provided as Appendices G–T of this EIR.

Because this EIR tiers from the LRDP EIR, the impact analysis also includes consideration of the impact conclusions of the LRDP EIR, and assumes that various Planning Strategies, Programs and Practices, and Mitigation Measures set forth in the LRDP and the LRDP EIR are incorporated into the project. Draft EIR Appendix F presents a table listing the measures from the LRDP EIR Mitigation

Monitoring and Reporting Program and discussing the applicability of each measure to the project. Appendix F provides a resource to ensure implementation of the applicable program-level provisions in detailed design and construction of the Glen Mor 2 project.

Project implementation would result in significant direct impacts on aesthetics, air quality, biological resources, cultural resources, land use, noise, and transportation and traffic. All of the impacts caused by the proposed project can be mitigated to reduce the impacts to less-than-significant levels except for certain direct impacts pertaining to air quality, noise, and transportation and traffic. Significant and unavoidable impacts have been identified for the following: (1) air quality related to construction-period equipment emissions and pollutant concentrations; (2) noise related to excessive groundborne vibration received by on-campus residences and construction-related noise received by on- and off-campus residences; and (3) transportation and traffic related to increased delays at the Watkins Drive/Big Springs Road intersection. Cumulative impacts on air quality associated with localized construction-related emissions and a cumulative temporary construction noise impact would also result. In addition, the project would contribute to cumulative impacts on traffic. Table ES-1 presents a summary of the impact analysis presented in Chapter 3 of the Draft EIR, including the mitigation measures that will reduce or avoid the significant impacts.

Table ES-1. Summary of Environmental Effects and Mitigation Measures

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
Aesthetics				
Impact 3.1-1: Implementation of the proposed project would alter scenic focal views of the Carillon Tower from publicly accessible off-campus locations.	Significant		**AES 1: Design Detailed Planting Plan to Maintain Existing View Corridor.** Detailed planting plans for Reach 1 of the Arroyo enhancement program and the planting areas north of the conference facility (Building J) and residential buildings D and H shall be designed to preserve the existing scenic focal views of the Carillon Tower and associated campus core from Valencia Hill Drive. Strategically placed trees that, at maturity, would not block the view corridor may be included. The Campus Landscape Architect shall be responsible for review and approval of the detailed plan prior to installation of the landscape treatments.	Less than significant
Impact 3.1-2: Implementation of the proposed project would alter scenic panoramic views of the Box Springs Mountains from publicly accessible on-campus locations.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.1-3: Implementation of the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings.	Less than Significant with Implementation of LRDP EIR Measures	PP 4.1-1 PS Campus and Community 1 PS Conservation 1 PS Open Space 3 PS Open Space 4	No project-level mitigation is required	Less than significant
Impact 3.1-4: Development of the Glen Mor 2 project would not create new sources of light or glare that would adversely affect daytime or nighttime views in the area.	Less than Significant with Implementation of LRDP EIR Measures	MM 4.1-3(c) PS Campus and Community 1 PS Open Space 4	No project-level mitigation is required	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
Air Quality				
Impact 3.2-1: The project would not conflict with or obstruct implementation of the applicable air quality plan.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.2-2: Project construction activities would emit pollutants in an area with applicable standards.	Significant	MM 4.3-2 PP 4.3-2(a) PP 4.3-2(b)	**AQ 1: Construction-period engine/ equipment emissions.** The UCR Office of Design and Construction will ensure that all construction contracts specify that all internal combustion engines/construction equipment operating on the project site will meet EPA-certified Tier 2 emissions standards or higher. **AQ 2: Construction-period engine/equipment oxides catalyst.** The UCR Office of Design and Construction will ensure that all construction contracts specify that all off-road equipment operating on the project site, as well as all on-road heavy-duty vehicles (including hauling and material delivery trucks) traveling to and from the site, will be fitted with an oxides catalyst.	Less than significant
Impact 3.2-3: Project operation would emit pollutants in an area with applicable standards.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.2-4: The proposed project would result in a cumulatively considerable net increase in a criteria pollutant for which the project region is in nonattainment status.	Significant	MM 4.3-2 PP 4.3-2(a) PP 4.3-2(b)	**AQ 1: Construction-period engine/equipment emissions.** (see above) **AQ-2: Construction-period engine/equipment oxides catalyst.** (see above)	Significant and unavoidable

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
Impact 3.2-5: Project construction would expose sensitive receptors to substantial pollutant concentrations.	Significant	PP 4.3-2(b)	**AQ 1: Construction-period engine/equipment emissions.** (see above) **AQ 2: Construction-period engine/equipment oxides catalyst.** (see above)	Significant and unavoidable
Impact 3.2-6: Project operation would not expose sensitive receptors to substantial pollutant concentrations.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.2-7: Project operation would not expose sensitive receptors to toxic air contaminants.	Less than Significant		No project-level mitigation is required	Less than significant
Biological Resources				
Impact 3.3-1: Project construction would impact potentially suitable habitat for Parry's spineflower, long-spined spineflower, and San Bernardino aster.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.3-2: Project construction would impact suitable habitat for burrowing owl.	Significant	MM 4.4-1(a) MM 4.4-1(b)	**BIO 1: Pre-Construction Surveys for burrowing owl.** In compliance with LRDP mitigation measures 4.4-1(a) and 4.4-1(b), a burrowing owl preconstruction survey shall be performed by a qualified biologist not more than 30 days prior to ground disturbance and/or construction-related activities. The survey shall cover suitable habitat within the project footprint and a 300-foot buffer. The survey will include the peak activity period for the species (1 hour before sunrise to 2 hours after, or 2 hours before sunset to 1 hour after). Burrowing owls will be sought visually and aurally, along with sign (i.e., pellets, tracks, feathers, and active burrows). If no burrowing owls are found during the	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
			preconstruction survey, no further actions are required. If burrowing owls are found outside the project footprint and it is outside the species nesting window of February 1 through August 31, no action is needed. If owls are present within the project footprint and thus direct removal of an occupied burrow would occur outside of February 1 through August 31, passive relocation by a qualified ornithologist shall be conducted. If an owl is found present during February 1 through August 31 and the occupied burrows are within 300 feet of project activities, a qualified ornithologist will assess whether the species is nesting or not. If burrowing owls are nesting within 300 feet of the limits of disturbance, a 300-foot avoidance buffer shall be flagged by the ornithologist and no construction will occur within the flagged off area until it has been determined by the ornithologist that the pair is no longer nesting and young (if present) have fledged.	
Impact 3.3-3: Project construction would impact suitable habitat for rosy boa.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.3-4: Project construction would impact suitable habitat for coastal western whiptail.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.3-5: Project construction would impact suitable habitat for Los Angeles pocket mouse, Dulzura pocket mouse and Northwestern San Diego pocket mouse.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.3-6: Project construction would impact suitable habitat for San Diego black-tailed jack rabbit.	Less than Significant		No project-level mitigation is required	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
Impact 3.3-7: Project construction may result in impacts on nesting birds, including loggerheaded shrike.	Significant	MM 4.4-4(a) MM 4.4-4(b)	**BIO 2: Pre-Construction Nesting Bird Surveys.** In compliance with LRDP Mitigation Measures 4.4-4 (a) and (b), when vegetation removal will occur between February 15 and September 15, nesting bird surveys shall be conducted by a qualified biologist a maximum of 7 days prior to initiation of ground disturbance activities. The survey area shall include the direct disturbance limits and a 250-foot buffer zone. Nesting bird surveys shall be conducted for all vegetation communities including annual grassland, ruderal, riparian, riparian-walnut woodland, landscape, and trees within developed portions of the site. If nesting birds are encountered within the survey area, the qualified biologist will flag an avoidance buffer zone around the nest. No ground disturbance activities shall occur within the avoidance buffer zone until the qualified biologist has determined that the nest is no longer active and the young are not dependent on the nest.	Less than significant
Impact 3.3-8: Proposed project improvements within the Arroyo would result in temporary and permanent impacts on riparian habitat.	Significant	PP 4.4-2(a) MM 4.4-3(b)	**BIO 3: Minimize Temporary Impacts.** Prior to initiation of ground disturbance activities, disturbance limits adjacent to or within the Arroyo shall be clearly staked, including disturbance limits associated with Arroyo improvements. Access to the Arroyo shall be limited to existing roads and shall be fenced to ensure unnecessary encroachment to the Arroyo does not occur. Prior to initiation of ground disturbance activities within the Arroyo (excluding Arroyo enhancement), a qualified biologist (defined as a biologist with demonstrated experience with the resources being avoided) will identify biological resources to be avoided during construction, including jurisdictional streambeds and riparian habitat. The qualified biologist should review the final design plan and	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
			conduct a site visit to all areas within and adjacent to the Arroyo where construction activities would take place. Silt fencing or similar avoidance fencing shall be placed around the disturbance limits required for each project component within or adjacent to the Arroyo. No impacts on the Arroyo shall occur outside of staked disturbance limits. CDFG jurisdictional streambed at the tree removal area for Bridge 1 shall be avoided if practicable. At a minimum, the following areas shall be avoided: • riparian vegetation adjacent to the path/culvert removal; • riparian vegetation located at the northwest side of the south abutment temporary work area for Bridge 2; • CDFG jurisdictional streambed located on the south side of the bank recontouring area. • The mature cottonwood tree near the Valencia Hill culvert extension work limit. **BIO 4: Prepare and Implement Revegetation Plan.** All areas identified as temporarily affected by construction activities shall be revegetated with native vegetation. All areas with riparian habitat shall be revegetated with similar riparian vegetation. Other vegetated areas (i.e., ruderal and annual grassland communities) that are temporarily affected shall be revegetated with native vegetation suitable to that location. If trees/riparian vegetation cannot be replanted within the disturbance limits of the respective project component, a suitable area within the Arroyo shall be selected for restoration. The restoration location will, at a minimum, provide replacement habitat of equal acreage as the affected location.	

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
			Prior to removal of vegetation, a qualified biologist shall conduct an assessment of functions and values for the Arroyo, including all areas where vegetation removal will be conducted. Areas assessed will be of sufficient area and number to assess functions and values of the entire Arroyo to demonstrate success of the Arroyo enhancement program. The monitoring component of the revegetation plan shall include functions and values that are of equal or greater value than existing conditions as performance criteria. Prior to initiation of ground disturbance activities, a revegetation plan shall be prepared and submitted to the relevant agencies (i.e., USACE, CDFG). The revegetation plan should be sufficient to meet agency requirements and at a minimum shall include the following: • a map and acreage of vegetation to be temporarily affected, • location of revegetation area, • functions and values assessment of areas to be affected, • functions and values assessment of entire Arroyo within the project footprint, • plant palette, • performance criteria, and • monitoring guidelines.	
Impact 3.3-9: The project would impact areas designated as *Naturalistic Open Space* under the LRDP.	Significant	PP 4.4-1(b)	**BIO 3: Minimize Temporary Impacts.** (see above) **BIO 4: Prepare and Implement Revegetation Plan.** (see above)	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
			BIO 5: Conduct Worker Education Program. To ensure compliance with best management practices identified in LRDP Program and Practice 4.4-1(b), a biologist shall conduct a worker education program for all construction personnel prior to personnel initiating ground disturbance activities. The education program will include a discussion of the importance of the Arroyo and areas within the Arroyo to be avoided (including parking and staging of equipment), a discussion of native wildlife with the potential to occur, and education on not harassing native wildlife. **BIO 6: Conduct Biological Monitoring During Construction.** A qualified biologist shall monitor the project for compliance with best management practices outlined in LRDP Program and Practice 4.4-1(b). Monitoring will occur as determined necessary by the biological monitor but will occur at a minimum of one time per 5 working days when work is located in or adjacent to the Arroyo. The limits of areas considered "adjacent to the Arroyo" will be determined by a qualified biologist in conjunction with the impact minimization planning under Mitigation Measure BIO 3. **BIO 7: Remove Exotic Species.** To minimize potential indirect impacts on *Naturalistic Open Space*, during vegetation removal during construction, any exotic species removed shall be properly handled to prevent sprouting or re-growth. Construction equipment shall be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential of spreading noxious weeds before mobilizing to the work area and before leaving the work area during	

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
			the course of construction. Cleaning of any equipment shall occur at least 300 feet from the Arroyo.	
Impact 3.3-10: The proposed project would impact areas that meet the definition of "waters of the U.S." and jurisdictional "streambed".	Significant	PP 4.4-2(a) MM 4.4-3(b)	**BIO 3: Minimize Temporary Impacts.** (see above) **BIO 4: Prepare and Implement Revegetation Plan.** (see above) **BIO 5: Conduct Worker Education Program.** (see above) **BIO 6: Conduct Biological Monitoring During Construction.** (see above) **BIO 7: Remove Exotic Species.** (see above)	Less than significant
Impact 3.3-11: The project would not conflict with the Western Riverside County MSHCP.	Significant		**BIO 1: Pre-Construction Surveys for burrowing owl.** (see above) **BIO 3: Minimize Temporary Impacts.** (see above) **BIO 4: Prepare and Implement Revegetation Plan.** (see above) **BIO 5: Conduct Worker Education Program.** (see above) **BIO 6: Conduct Biological Monitoring During Construction.** (see above) **BIO 7: Remove Exotic Species.** (see above)	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
Cultural Resources				
Impact 3.4-1: Demolition of the on-site residence would not cause a substantial adverse change in the significance of a historical resource.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.4-2: Project earthwork would not cause a substantial adverse change in the significance of an archeological resource.	Significant		**CULT 1: Protection and Recovery of Buried Artifacts.** If an archaeological resource is discovered during construction, all soil-disturbing work within 100 feet of the find shall cease. The University shall contact a qualified archaeologist within 24 hours to inspect the site. If a resource within the project area of potential effect is determined to qualify as a unique archaeological resource (as defined by CEQA), the University shall devote adequate time and funding to salvage the material. Any archaeologically important artifacts recovered during monitoring shall be cleaned, catalogued, and analyzed, with the results presented in a report of finding that meets professional standards.	Less than significant
Geology And Soils				
Impact 3.5-1: The proposed project would not place people or structures at risk because of strong seismic ground shaking.	Less than Significant with Implementation of LRDP EIR Measures	PP 4.6-1(a) PP 4.6-1(c)	No project-level mitigation is required	Less than significant
Impact 3.5-2: The proposed project would not expose people or structures to significant hazards involving seismically related ground failure.	Less than Significant with Implementation of LRDP EIR Measure	PP 4.6-1(a)	No project-level mitigation is required	Less than significant
Impact 3.5-3: The proposed project would not expose people or structures to significant hazards involving landslides.	Less than Significant		No project-level mitigation is required	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
Impact 3.5-4: The project would not be located on a potentially unstable geologic unit.	Less than Significant with Implementation of LRDP EIR Measure	PP 4.6-1(a)	No project-level mitigation is required	Less than significant
Impact 3.5-5: The proposed project would not create substantial risk to life of property as a result of expansive soils.	Less than Significant with Implementation of LRDP EIR Measure	PP 4.6-1(a)	No project-level mitigation is required	Less than significant
Greenhouse Gas Emissions				
Impact 3.6-1: The proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.6-2: The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG.	Less than Significant		No project-level mitigation is required	Less than significant
Hazards And Hazardous Materials				
Impact 3.7-1: Project-related ground disturbance would not expose construction workers, campus occupants, area residents, or the environment to significant hazards.	Less than Significant with Implementation of LRDP EIR Measures	PP 4.7-2 PP 4.7-4	No project-level mitigation is required	Less than significant
Impact 3.7-2: Project-related building demolition would not create a significant hazard to construction workers, campus occupants, area residents, or the environment.	Less than Significant with Implementation of LRDP EIR Measures	PP 4.3-2(c) PP 4.7-2	No project-level mitigation is required	Less than significant
Impact 3.7-3: Project-related storage of diesel fuel would not create a significant hazard to campus occupants, area residents, or the environment through the routine transport, use, or disposal of hazardous materials.	Less than Significant with Implementation of LRDP EIR Measure	PP 4.7-1	No project-level mitigation is required	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
Impact 3.7-4: Project construction in the vicinity of the fuel pipeline within Valencia Hill Drive would not result in a significant hazard to the public or the environment.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.7-5: Increasing the residential population in the vicinity of the fuel pipeline within Valencia Hill Drive would not result in a significant hazard to residents.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.7-6: Project-related storage of diesel fuel would not create a significant hazard to campus occupants, area residents, or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Less than Significant with Implementation of LRDP EIR Measure	MM 4.7-7(b)	No project-level mitigation is required	Less than significant
Impact 3.7-7: Operation of the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.7-8: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evaluation plan.	Less than Significant with Implementation of LRDP EIR Measures	MM 4.7-7(a) MM 4.7-7(b)	No project-level mitigation is required	Less than significant
Hydrology And Water Quality				
Impact 3.8-1: Project construction would not violate water quality standards and or waste discharge requirements.	Less than Significant with Implementation of LRDP EIR Measures	PP 4.8-3(b) PP 4.8-3(d)	No project-level mitigation is required	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
Impact 3.8-2: Operational stormwater discharges would not violate water quality standards or waste discharge requirements.	Less than Significant with Implementation of LRDP EIR Measure	PP 4.8-3(d)	No project-level mitigation is required	Less than significant
Impact 3.8-3: Implementation of the project would not substantially alter the existing drainage pattern of the site area in a manner that would result in substantial erosion or siltation on or off site.	Less than Significant with Implementation of LRDP EIR Measure	PP 4.8-3(d)	No project-level mitigation is required	Less than significant
Impact 3.8-4: The project would not substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site.	Less than significant	PP 4.8-3(e)	No project-level mitigation is required	Less than significant
Impact 3.8-5: Proposed permanent and temporary encroachments into mapped floodplains would not impede or redirect flows in a manner that would adversely affect existing or proposed buildings or sensitive resources.	Less than Significant		No project-level mitigation is required	Less than significant
Land Use And Planning				
Impact 3.9-1: The Glen Mor 2 project is consistent with the SCAG Regional Comprehensive Plan.	Less than Significant		No project-level mitigation is required	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
Impact 3.9-2: The Glen Mor 2 project is consistent with the UCR Long Range Development Plan.	Significant	PP 4.9-1(a) PP 4.9-1(b) PP 4.9-1(d) PS Open Space 4 PS Campus and Community 1 PS Open Space 3 PS Conservation 1	Mitigation Measures BIO 3 through 7 (see above)	Less than significant
Impact 3.9-3: Implementation of the Glen Mor 2 project will establish multiple-family style student apartment buildings and associated support facilities, including a parking structure, at a campus edge location adjacent to an established residential neighborhood.	Less than Significant	PS Campus and Community 1 PS Open Space 4 PP 4.9-1(a) PP 4.9-1(b)		Less than significant
Impact 3.9-4: Implementation of the Glen Mor 2 project will reduce the amount of land designated for *Athletics and Recreation* uses under the LRDP.	Less than Significant			Less than significant
Noise				
Impact 3.10-1: The project would not result in interior noise levels at the proposed student apartments in excess of the State's 45 dBA CNEL interior noise standard.	Less than Significant with Implementation of LRDP EIR Measures	PP 4.10-1(b)(i) PP 4.10-1(b)(iv)	No project-level mitigation is required	Less than significant
Impact 3.10-2: Project construction would exceed LRDP standards for groundborne vibration as received by on-campus residences.	Significant	PP 4.10-2 MM 4-10-2	**NOI 1: Use of high-vibration construction equipment near Lothian Residence Hall.** To the extent feasible, schedule construction activity entailing use of high-vibration generating equipment within 75 feet of Lothian Residence Hall during periods when students are not in residence.	Significant and unavoidable

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
Impact 3.10-3: Project construction would not exceed LRDP EIR standards for groundborne vibration as received by off-campus residences.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.10-4: The project would generate increased local traffic volumes, but would not cause a substantial permanent increase in noise received at on- and off-campus locations.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.10-5: The project parking structure would increase noise levels on and near the site, but would not cause a substantial permanent increase in noise received at on- and off-campus locations.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.10-6: The project would install new stationary equipment and other stationary noise sources that would not cause a substantial permanent increase in on- and off-campus ambient noise.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.10-7: Project construction would result in a substantial temporary increase in on- and off-campus ambient noise.	Significant	PP 4.10-2 PP 4.10-7(a) PP 4.10-7(b) PP 4.10-7(c) PP 4.10-7(d) PP 4.10-8	**NOI 2: Restrict construction hours.** The Office of Design and Construction will ensure that all construction contracts will limit exterior construction activities to occurring between 7:00 a.m. and 7:00 p.m. Monday through Friday, and 8 a.m. and 5 p.m. on Saturday. Construction will not be allowed on Sunday or federal holidays. **NOI 3: Appoint construction noise liaison.** The Office of Design and Construction will appoint a campus liaison for the project who will be available to respond to community concerns regarding construction noise, and will establish a clear appeal process to another designated campus representative that will allow resolution of noise problems that	Significant and unavoidable

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
			cannot be solved immediately by the appointed liaison. **NOI 4: Require mufflers and other noise attenuators on project construction equipment.** The Office of Design and Construction will ensure all construction contracts specify that noise-producing construction equipment and vehicles using internal combustion engines will be equipped with mufflers; air-inlet silencers, where appropriate; and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors) will be equipped with shrouds and noise-control features that are readily available for that type of equipment. **NOI 5: Require use of electrically powered equipment.** The Office of Design and Construction will ensure all construction contracts specify that work use electrically powered equipment instead of pneumatic or internal combustion–powered equipment, where feasible. **NOI 6: Specify construction site speed limit.** The Office of Design and Construction will ensure all construction contracts specify that construction site and access road speed limits will be established and enforced during the construction period. **NOI 7: Prohibit noise-producing signals.** The Office of Design and Construction will ensure all construction contracts prohibit the use of noise-producing signals, including horns, whistles, alarms, and bells, except for safety purposes only. Public address or music systems will also be prohibited.	

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
Impact 3.10-8: Construction haul traffic would result in a temporary increase in on- and off-campus ambient noise.	Less than Significant		No project-level mitigation is required	Less than significant
Public Services				
Impact 3.11-1: Implementation of the Glen Mor 2 Student Apartments Project would increase building area and the campus residential population, potentially increasing demand for fire protection services.	Less than Significant with Implementation of LRDP EIR Measure	PP 4.12-1(a)	No project-level mitigation is required	Less than significant
Impact 3.11-2: Implementation of the Glen Mor 2 Student Apartments Project would increase building area and the campus residential population, potentially increasing demand for fire prevention services.	Less than Significant with Implementation of LRDP EIR Measure	PP 4.12-1(a)	No project-level mitigation is required	Less than significant
Impact 3.11-3: Implementation of the Glen Mor 2 Student Apartments Project would increase building area on the campus, potentially increasing demand for fire flow.	Less than Significant with Implementation of LRDP EIR Measure	PP 4.12-1(a)	No project-level mitigation is required	Less than significant
Impact 3.11-4: Implementation of the Glen Mor 2 Student Apartments Project would increase building area and the campus residential population, potentially increasing demand for police protection services.	Less than Significant	PP4.12-2(a)	No project-level mitigation is required	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
Recreation				
Impact 3.12-1: The project-related increase in campus population would not increase the use of existing active recreational facilities on campus such that substantial physical deterioration of the facilities would occur or be accelerated.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.12-2: The project-related increase in campus population would not increase the use of existing off-campus neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated.	Less than Significant		No project-level mitigation is required	Less than significant
Impact 3.12-3: Implementation of the proposed Glen Mor 2 Student Apartments Project includes recreational facilities that would not have adverse physical effects on the environment.	Less than Significant		No project-level mitigation is required	Less than significant
Transportation and Traffic				
Impact 3.13-1: The project would contribute traffic to the intersection of Watkins Drive and Big Springs Road, which would degrade service at that intersection from an acceptable level to an unacceptable level.	Significant		**TR 1: Contribute a proportional share of funds to the City of Riverside to install a traffic signal at the intersection of Watkins Dr and Big Springs Rd** The University will pay the City the proportional share of the actual cost of the traffic signal at the time that the implementation of the traffic signal is reasonably certain, and no later than the start of construction of the traffic signal. The University's proportional share will be based on the Glen Mor 2 project's total traffic contribution to the intersection of Watkins Drive and Big Springs Road, which is currently anticipated to be 6.6 percent, as determined by the traffic impact analysis prepared	Significant and unavoidable

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
			for the project (Kunzman 2010 [Table 9, Project Fair Share Traffic Calculations, page 40]).	
Impact 3.13-2: Project construction would generate construction-related vehicle trips that would result in a temporary impact on traffic conditions in the local circulation system.	Less than Significant with Implementation of LRDP EIR Measure	PP 4.14-2	No project-level mitigation is required	Less than significant
Impact 3.13-3: The project would not construct any permanent features or contribute incompatible uses that would cause a traffic-related hazard.	Less than Significant with Implementation of LRDP EIR Measure	PP 4.14-4	No project-level mitigation is required	Less than significant
Impact 3.13-4: Project construction would result in short-term hazards due to temporary lane closures on Big Springs Road and Valencia Hill Drive and the presence of construction vehicles and equipment on local roads.	Significant	PP 4.14-5 PP 4.14-6 PP 4.14-8	**TR 2: Prepare a traffic control plan for project construction.** Prior to commencement of construction, the project construction contractor will prepare a traffic control plan for the project and submit it to the UCR Office of Design and Construction for approval. As part of its review of the traffic control plan, the UCR Office of Design and Construction will consult with UCPD, EH&S, RFD, and RPD to disclose roadway closures and identify alternative travel routes, if necessary. The UCR Office of Design and Construction will consult with the City Public Works Department for their concurrence regarding the adequacy of traffic control within off-campus roads. The traffic control plan will identify lane closures and show the limits of construction work, areas with temporary restriping of lanes and crosswalks, flagging operations, signage, alternate routes, and other actions necessary to maintain safe traffic conditions for vehicles, bicyclists, and pedestrians. The plan shall include consideration of emergency vehicle use of the paved drive along the north side of the Great Glen Arroyo, adjacent to the Pentland Hills and Glen Mor 1	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
			complexes. Any lane closures specified in the traffic control plan will be announced on UCR's web site (www.community.ucr.edu).	
Impact 3.13-5: Project construction would result in a short-term pedestrian hazard due to closure of pathways through the project site.	Significant	PP 4.14-6	**TR 2: Prepare a traffic control plan for project construction.** (see above) **TR 3: Prepare a pedestrian access plan for project construction.** Prior to commencement of construction, the project construction contractor will prepare a pedestrian access plan for pathways through and adjacent to the project site that are affected by project construction activities and submit it to the UCR Office of Design and Construction for review and approval. The pedestrian access plan will show alternate routes for all affected pathways and signage announcing closures and alternate routes to pedestrians.	Less than significant
Impact 3.13-6: Project construction may entail short-term use of emergency access routes.	Significant	PP 4.14-8	**TR 2: Prepare a traffic control plan for project construction.** (see above)	Less than significant
Impact 3.13-7: The project would provide an adequate number of parking spaces to serve the proposed facilities.	Significant		**TR 4: Balance housing precinct occupancy and parking supply.** The UCR Office of Housing Services will establish a reporting program to document conformance to LRDP parking ratios for the housing precinct, including Aberdeen-Inverness, Lothian, Pentland Hills, Glen Mor 1, and Glen Mor 2. Compliance documentation shall disclose (1) bed counts for the fall quarter for residence halls and apartments, (2) the corresponding number of parking spaces required (at ratios of one for every four residence hall beds and one for every two apartment beds), and (3) the number of parking spaces provided.	Less than significant

Environmental Effects	Level of Significance Prior to Mitigation	2005 LRDP EIR Measures	Glen Mor 2 Student Apartments Project-Level Mitigation Measure(s)	Level of Significance After Mitigation
			Compliance documentation shall be filed with the Office of Design and Construction on an annual basis, within two weeks of the fall quarter move-in. No parking permits will be issued beyond the number of spaces available.	
Impact 3.13-8: The project would provide adequate parking for construction workers during the construction period.	Less than Significant with LRDP EIR Measure	MM 4.14-11	No project-level mitigation is required	Less than significant
Impact 3.13-9: The project would not conflict with plans, policies, or programs regarding public transit and would not affect transit facilities.	Less than Significant		No project-level mitigation is required	Less than significant
Utilities and Service Systems				
Impact 3.14-1: The existing campus domestic water system has adequate storage and conveyance capacity to serve the incremental demand of the Glen Mor 2 project.	Less than Significant	PP 4.15-1(a)	No project-level mitigation is required	Less than significant
Impact 3.14-2: The existing on-campus sewer main has adequate conveyance capacity to serve the incremental demand of the Glen Mor 2 project.	Less than Significant.		No project-level mitigation is required	Less than significant