



***University of California, Riverside
North District Phase 3, North District Central Utility Plant, and Blaine Street
Parking Structure
Project Number: 950607***

**Addendum No. 2 to the Environmental Impact Report for the North District
Development Plan**

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Acronyms and Abbreviations

Acronym/Abbreviation	Description
2022 Scoping Plan	<i>2022 Scoping Plan to Achieve Carbon Neutrality</i>
AB	Assembly Bill
AQMP	Air Quality Management Plan
Basin Plan	<i>Water Quality Control Plan Santa Ana River Basin (8)</i>
Blaine Street PS	Blaine Street Parking Structure
BMP	best management practice
CalEEMod	California Emissions Estimator Model
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CHW TES	chilled water thermal energy storage
City	City of Riverside
City VMT Guidelines	<i>Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment</i>
CNEL	community noise equivalent level
CO	carbon monoxide
CO ₂	carbon dioxide
Cy	Cubic yard
dB	decibel
dBA	A-weighted decibels
DTSC	California Department of Toxic Substances Control
EAP	emergency action plan
EH&S	Environmental Health & Safety
EIR	Environmental Impact Report
EV	electric vehicle
FAR	floor area ratio
GHG	greenhouse gas
gpm	gallons per minute
HVAC	heating, ventilation, and air conditioning
I-215	Interstate 215
IEPR	Integrated Energy Policy Report
IS	Initial Study

Acronym/Abbreviation	Description
kWh	kilowatt per hour
LEED	Leadership in Energy and Environmental Design
L _{eq}	noise equivalent level
LOS	level of service
LRDP	Long Range Development Plan
MM	Mitigation Measure
MS4	municipal separate storm sewer system
MSHCP	multiple species habitat conservation plan
MTCO ₂ e	metric tons of carbon dioxide equivalent
NAHC	Native American Heritage Commission
ND CUP	North District Central Utility Plant
ND Ph1	North District Phase 1
ND Ph2	North District Phase 2
ND Ph3	North District Phase 3
NDD	North District Development
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
OPR	Governor's Office of Planning and Research
PA	production-attraction
PD&C	Planning, Design & Construction
PM ₁₀	particulate matter 10 micrometers in diameter or less
PM _{2.5}	fine particulate matter 2.5 micrometers in diameter or less
PP	Programs and Practice
PRC	Public Resources Code
PS	Planning Strategy
PV	photovoltaic
REC	recognized environmental concern
Regents	Board of Regents
RFD	City of Riverside Fire Department
RPD	City of Riverside Police Department
RPU	City of Riverside Public Utilities
RTA	Riverside Transit Agency
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCP	regional water quality control plant
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
sf	square feet

Acronym/Abbreviation	Description
SOx	sulfur oxides
SPP	Sustainable Practices Policy
SR 60	State Route 60
TAZ	Traffic analysis zone
TCR	tribal cultural resource
TES	thermal energy storage
TPA	transit priority area
UC	University of California
UCR	University of California, Riverside
UCRPD	UCR Police Department
UNET	University Neighborhood Enhancement Team
VdB	vibration decibel
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VOC	volatile organic compounds
WQMP	water quality management plan
WRCOG	Western Riverside Council of Governments

1 Introduction

1.1 PROJECT SUMMARY

The University of California, Riverside (UCR) North District Phase 3 (ND Ph3), North District Central Utility Plant (ND CUP) and Blaine Street Parking Structure (Blaine Street PS) project (proposed project) is evaluated in this Addendum for consistency with the North District Development (NDD) Plan and its associated Environmental Impact Report (EIR), certified in May 2019 (State Clearinghouse No. 2018061044).

Project name:	North District Phase 3, North District Central Utility Plant, and Blaine Street Parking Structure
Project location:	University of California, Riverside
Lead agency's name and address:	The Regents of the University of California 1111 Franklin Street Oakland, California 94607
Contact person:	Stephanie Tang, Director of Campus Planning University of California, Riverside Planning, Design & Construction
Project sponsor's name and address:	University of California, Riverside Planning, Design & Construction 900 University Avenue Riverside, California 92521
Location of administrative record:	See Project Sponsor

Previously Certified North District Development Plan EIR:

The NDD Plan EIR evaluated up to 5,200 student beds and two 7-level parking structures with up to 2,100 spaces on an approximately 51-acre site located in the northeastern portion of the UCR East Campus. The NDD Plan EIR evaluated the North District Phase 1 (ND Ph1) project, which involved the construction of 1,506 beds, at a project level. ND Ph1 was completed in 2021 and is currently occupied. Future phases of the NDD Plan were evaluated at a program level. The North District Phase 2 (ND Ph2) project, which involved the construction of 1,568 beds and associated facilities, was evaluated under an Addendum to the NDD Plan EIR (Addendum No. 1). ND Ph2 was completed in 2025 and is currently occupied.

The campus now proposes to move forward with ND Ph3, which includes approximately 1,350 beds and student housing support services, a CUP, a chilled water thermal energy storage (CHW TES) tank, and ancillary amenities (e.g., residential service office, laundry, fitness space, lounge, study spaces and meeting rooms, music room, multipurpose room, retail, temporary drop-off/pick-up and food/package delivery area, and pedestrian path of travel improvements); an approximately 2,000-space parking structure (Blaine Street PS); and associated landscape and hardscape improvements.

This Addendum documents that the proposed project is within the scope of the NDD Plan EIR and that none of the conditions described in California Environmental Quality Act (CEQA) Guidelines Section 15162, have occurred, and that the proposed project will not have any significant effects that were not already disclosed, analyzed and mitigated, as necessary, in the NDD Plan EIR. This Addendum utilizes the current (2026) CEQA thresholds contained in the CEQA Guidelines Appendix G Environmental

Checklist Form, and therefore, includes topics that were added since the NDD Plan EIR was certified (such as vehicle miles traveled [VMT], tribal cultural resources, and wildfire) and does not include topics that were removed from the Checklist Form (such as traffic level of service). The NDD Plan EIR, which includes the development program and land use diagram, is available at the following locations:

- University of California, Riverside Planning, Design & Construction Office located at 900 University Avenue Riverside, California 92521
- Online at: <https://pdc.ucr.edu/environmental-planning-ceqa>

1.2 BACKGROUND AND BASIS FOR ADDENDUM

The NDD Plan EIR provides a project-level analysis of ND Ph1, and a program-level analysis of future development phases within the North District site. On May 16, 2019, the University of California (UC) Board of Regents (Regents) certified the NDD Plan EIR and approved the ND Ph1 project. For purposes of this discussion in this Addendum, “NDD Plan” references the development program and diagram captured in the NDD Plan EIR.

The NDD Plan EIR analyzed the environmental impacts of full implementation of the uses and physical development proposed under the NDD Plan and identified programs, policies, and measures to mitigate the Plan’s significant impacts. Information and technical analyses from the NDD Plan EIR are utilized or referenced throughout this Addendum and are incorporated by reference pursuant to CEQA Guidelines Section 15150. The NDD Plan EIR is available at the UCR Planning, Design & Construction (PD&C) office located at 900 University Avenue Riverside, California 92521, and online at: <https://pdc.ucr.edu/environmental-planning-ceqa>.

The proposed project is comprised of two primary components — the ND Ph3 and ND CUP, and the Blaine Street PS. The proposed ND Ph3 and ND CUP as well as the Blaine Street PS project components were programmatically analyzed in the NDD Plan EIR and are consistent with the land uses and intensities of development contemplated in the NDD Plan.

This Addendum uses a checklist format to document that project specific activities are covered by the NDD Plan EIR pursuant to CEQA Guidelines Section 15168(c), which states that subsequent activities in a program “must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.” This Addendum and supporting documents have been prepared to document that the proposed project is consistent with the NDD Plan and that its potential environmental impacts are within the scope of those addressed in the NDD Plan EIR, pursuant to CEQA Guidelines Section 15168.

This Addendum also documents that none of the conditions described in Public Resources Code (PRC) Section 21166 or CEQA Guidelines Sections 15162 or 15163 calling for preparation of a subsequent or supplemental EIR have occurred. Pursuant to PRC 21166 and CEQA Guidelines Section 15162, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, based on substantial evidence in light of the whole record, one or more of the following:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified significant effects; or

- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR;
 - Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or
 - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Where none of the conditions specified in CEQA Guidelines Section 15162 are present, the lead agency must determine whether to prepare an addendum or whether no further CEQA documentation is required. Pursuant to CEQA Guidelines Section 15164, an addendum to an EIR is appropriate where minor technical changes or additions to a previously certified EIR are necessary, but there are no new or substantially more severe environmental impacts.

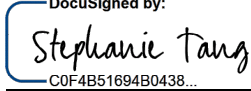
The organization of the environmental analysis in this Addendum follows the same overall format of the NDD Plan EIR; however, it avoids repetition of general background and setting information, the regulatory context, issues that were evaluated in the Initial Study (IS) prepared for the NDD Plan EIR that determined no further analysis was required, cumulative impacts, and alternatives to the NDD Plan. This Addendum documents that the proposed project is within the scope of the construction and operational activities evaluated in the NDD Plan EIR and that no subsequent EIR is required.

In November 2021, the Regents approved the 2021 Long Range Development Plan (LRDP) and certified the 2021 LRDP EIR. While the NDD Plan EIR is not tiered from the 2005 LRDP EIR, as amended, it does consider the various applicable 2005 LRDP Planning Strategies (PS), Programs and Practices (PPs) and Mitigation Measures (MMs) (UCR 2005a, 2005b). This Addendum tiers from the NDD Plan EIR and does not rely on analysis from the 2021 LRDP EIR. However, the 2021 LRDP and LRDP EIR did account for build out of the NDD Plan, including ND Ph3 as well as future support, maintenance and mechanical facilities and parking structure(s). Where applicable, 2021 LRDP development standards and associated EIR are referenced in this Addendum (UCR 2021a, 2021b). The certified 2021 LRDP EIR is available at the UCR PD&C office located at 900 University Avenue Riverside, California 92521, and online at <https://pdc.ucr.edu/environmental-planning-ceqa>.

1.3 CEQA DETERMINATION

UCR previously prepared the NDD Plan EIR, and on the basis of this evaluation and pursuant to the CEQA Guidelines:

- ☒ I find that the proposed project **WOULD NOT** have new significant effects on the environment that have not already been addressed by the NDD Plan EIR, no substantial changes have occurred with respect to the circumstances under which the proposed project will be undertaken, and no new information of substantial importance to the proposed project has been identified. However, minor technical changes or additions are necessary, and in accordance with CEQA Guidelines Section 15164, an **ADDENDUM** has been prepared.
- ☐ I find that although the proposed project **WOULD** have one or more new significant effects on the environment, there will not be a significant effect in this case because new project-specific mitigation measures have been identified that would reduce the effects to a less than significant level. In accordance with CEQA Guidelines Section 15162, a **TIERED MITIGATED NEGATIVE DECLARATION** has been prepared.
- ☐ I find that the proposed project **MAY** have a new significant effect on the environment that was not adequately addressed in the previous NDD Plan EIR or a significant effect previously examined will be substantially more severe than shown in the previous EIR, and there may not be feasible mitigation which would reduce the new significant effect to a less than significant level. In accordance with CEQA Guidelines Section 15162, a **TIERED ENVIRONMENTAL IMPACT REPORT** is required.

DocuSigned by:

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Signature of Project Sponsor

Date

2 Project Description

This chapter describes the project site setting, project needs, major project characteristics, and discretionary actions needed for approval.

2.1 PROJECT SETTING

2.1.1 Regional Location

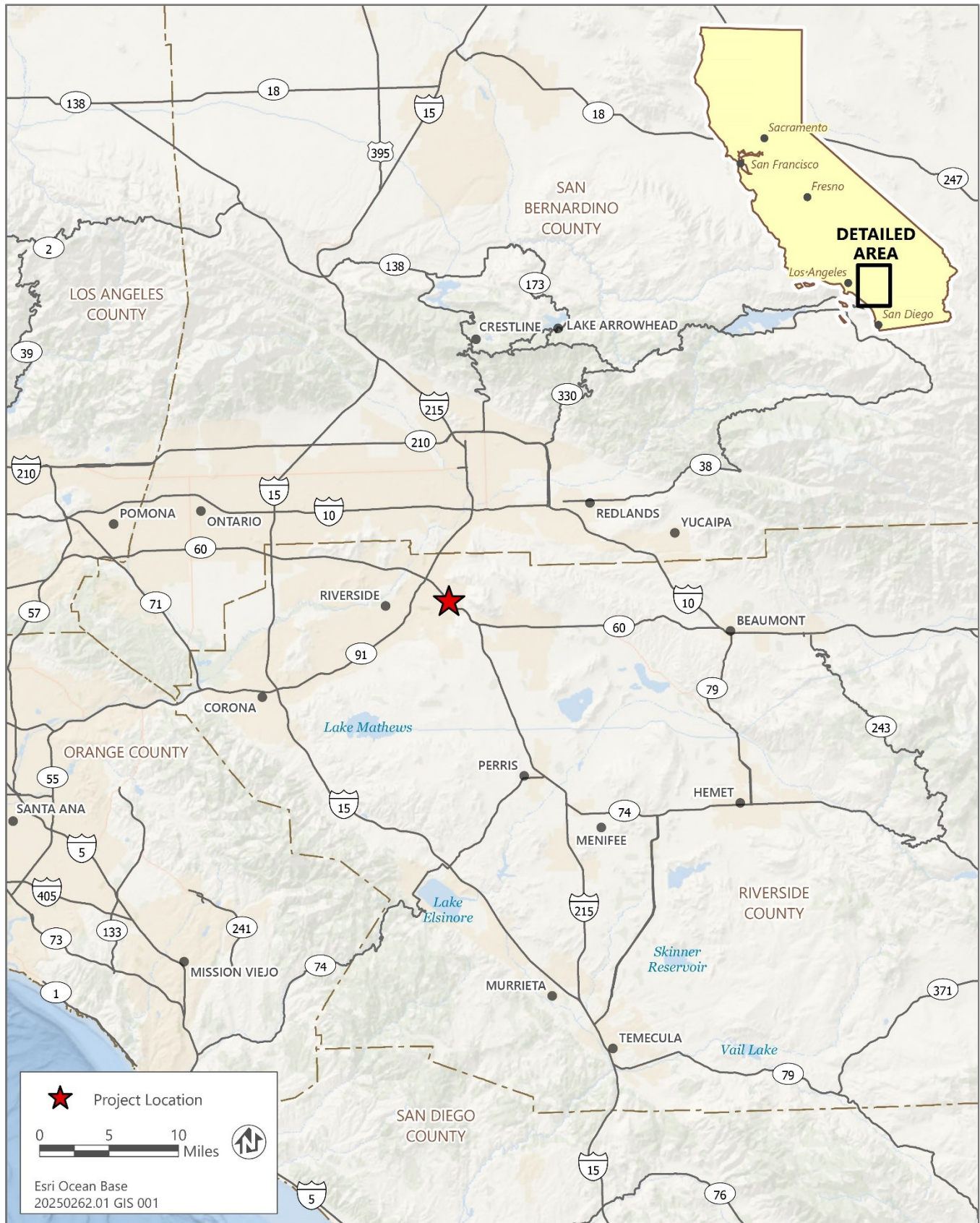
The proposed project is located within the City of Riverside (City) in Riverside County and lies in a larger geographic area commonly known as Inland Southern California (Figure 2–1). Inland Southern California includes western Riverside and southwestern San Bernardino counties as well as portions of the Pomona Valley in easternmost Los Angeles County. Jurupa Valley and the unincorporated community of Highgrove border the City to the north; Moreno Valley and Box Springs Mountain Reserve border the City to the east; the unincorporated community of Woodcrest borders the City to the south; and Norco and the unincorporated community of Home Gardens border the City to the west.

Regional access to the City is provided via the Interstate 215 (I-215)/State Route 60 (SR 60) freeway, which traverses northwest-southeast through the City, and State Route 91 (SR 91), which traverses northeast-southwest through the City. Local access to the City is provided by various arterial roadways that intersect the City, including Mission Inn Avenue, Magnolia Avenue/Market Street, Central Avenue, and Main Street, among others.

2.1.2 Campus Location and Setting

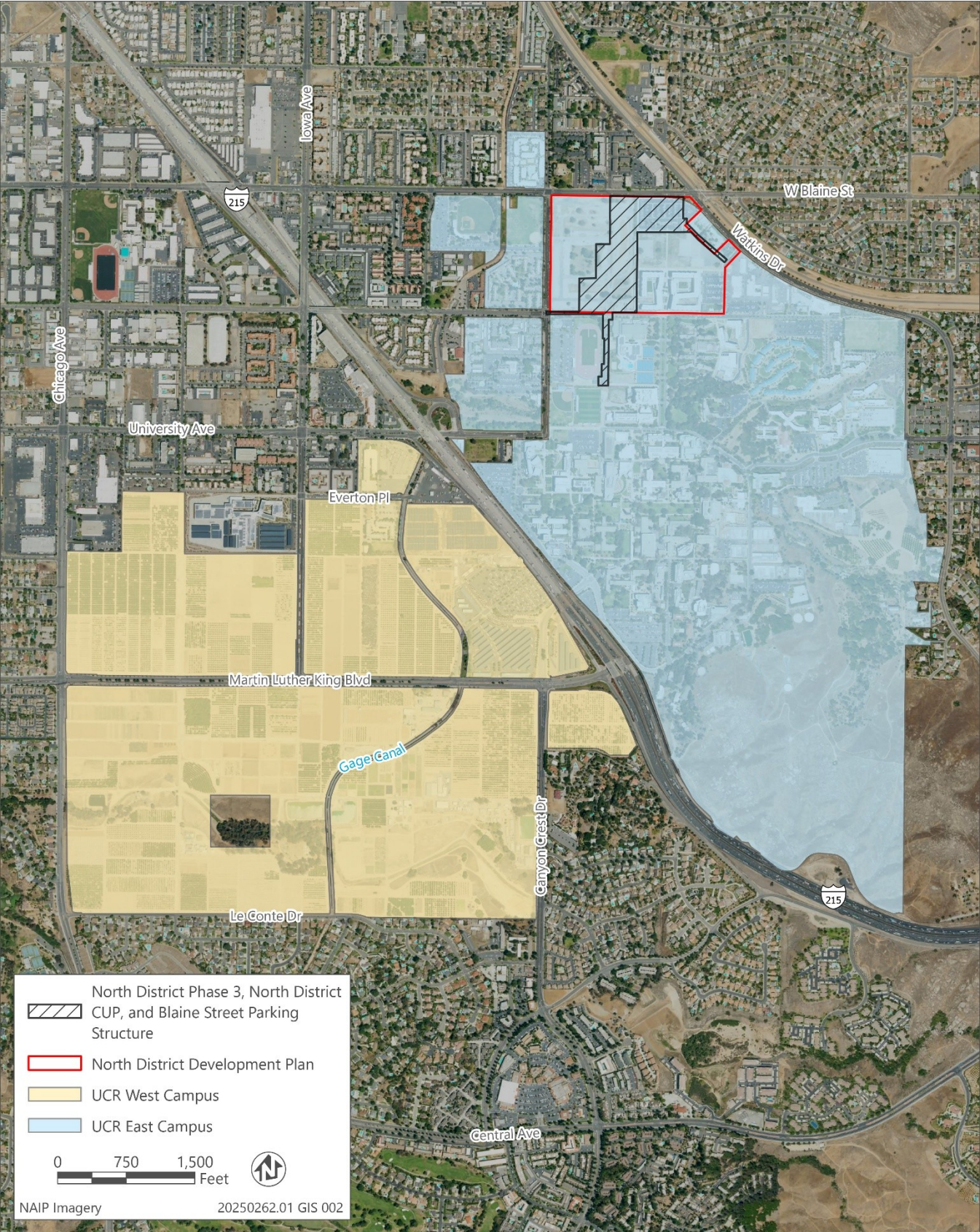
The UCR main campus (campus) is located at 900 University Avenue within the City, approximately 3 miles east of downtown Riverside, approximately 2 miles northwest of the City of Moreno Valley, and just west of the Box Springs Mountains (Figure 2–2). The UCR campus is generally bounded by University Avenue and Blaine Street to the north, Watkins Drive to the east, Le Conte Drive to the south, and Chicago Avenue to the west, as shown in Figure 2–2, UCR Campus. The campus is bisected diagonally by the I-215/SR 60 freeway, resulting in two areas referred to as East Campus and West Campus. The campus consists of approximately 1,108 acres¹ with approximately 604 acres east of the I-215/SR 60 freeway (East Campus) and approximately 504 acres west of the I-215/SR 60 freeway (West Campus). The East Campus contains most of the University’s built space, including but not limited to academic, research and support facilities, student housing, parking structures, recreation, and the UCR Botanic Gardens. The West Campus is largely used for agricultural research fields and teaching managed by the Agricultural Operations unit of the College of Natural and Agricultural Sciences. Several other University facilities are also located on West Campus: Parking Lot 30, Parking Lot 50, Parking Lot 51, OASIS Park (currently under construction), a solar farm, and International Village – a housing complex intended for visiting international students. The University Substation, jointly owned by the City and UCR, is at the northern edge of Parking Lot 30, and a California Department of Transportation (Caltrans) service yard is situated on an approximately 4.4-acre triangular parcel directly west of the I-215/SR 60 freeway, at the eastern terminus of Everton Place. The Gage Canal irrigation facility traverses the area north to south, with portions running underground.

¹ The UCR Palm Desert Center, UCR Natural Reserves, all other Regents-owned properties, and all off-campus leased spaces are excluded.

Figure 2-1 Regional Location

Source: Adapted by Ascent in 2026.

Figure 2-2 UCR Campus



Source: Adapted by Ascent in 2026.

2.1.3 Project Location and Surrounding Uses

The proposed project site is approximately 19.5 acres of vacant land with some existing landscape and hardscape and a temporary surface parking lot. It is generally bounded by W. Linden Street to the south, the ND Ph2 residential development and surface parking lot followed by Canyon Crest Drive to the west, Blaine Street to the north, the ND Ph1 residential development to the southeast, and Watkins Drive to the east. The Conceptual Site Plan is shown in Figure 2–3.

The proposed ND Ph3 housing area comprises approximately 6 acres located in the southern portion of the proposed project site within an urbanized area generally along the northern portion of W. Linden Street between Canyon Crest Drive and Aberdeen Drive on UCR’s East Campus. The proposed student housing and student support services would be located between the existing ND Ph1 and ND Ph2 student housing sites. Temporary drop-off/pick-up and food/package delivery area are proposed along W. Linden Street (see Figure 2–3).

Approximately 1.3 acres of the existing Central Park area is proposed to be expanded and is located in the central portion of the project site east of the ND Ph2 residential development. The proposed ND CUP and thermal energy storage (TES) are proposed to be located on an approximately 2-acre vacant area with some existing landscape and hardscape immediately west of the proposed Blaine Street PS and fronting Blaine Street. South of the proposed ND CUP and TES is the proposed location of the approximately 3.3-acre detention basin. This area is also currently vacant land with some existing landscape and hardscape (see Figure 2–3).

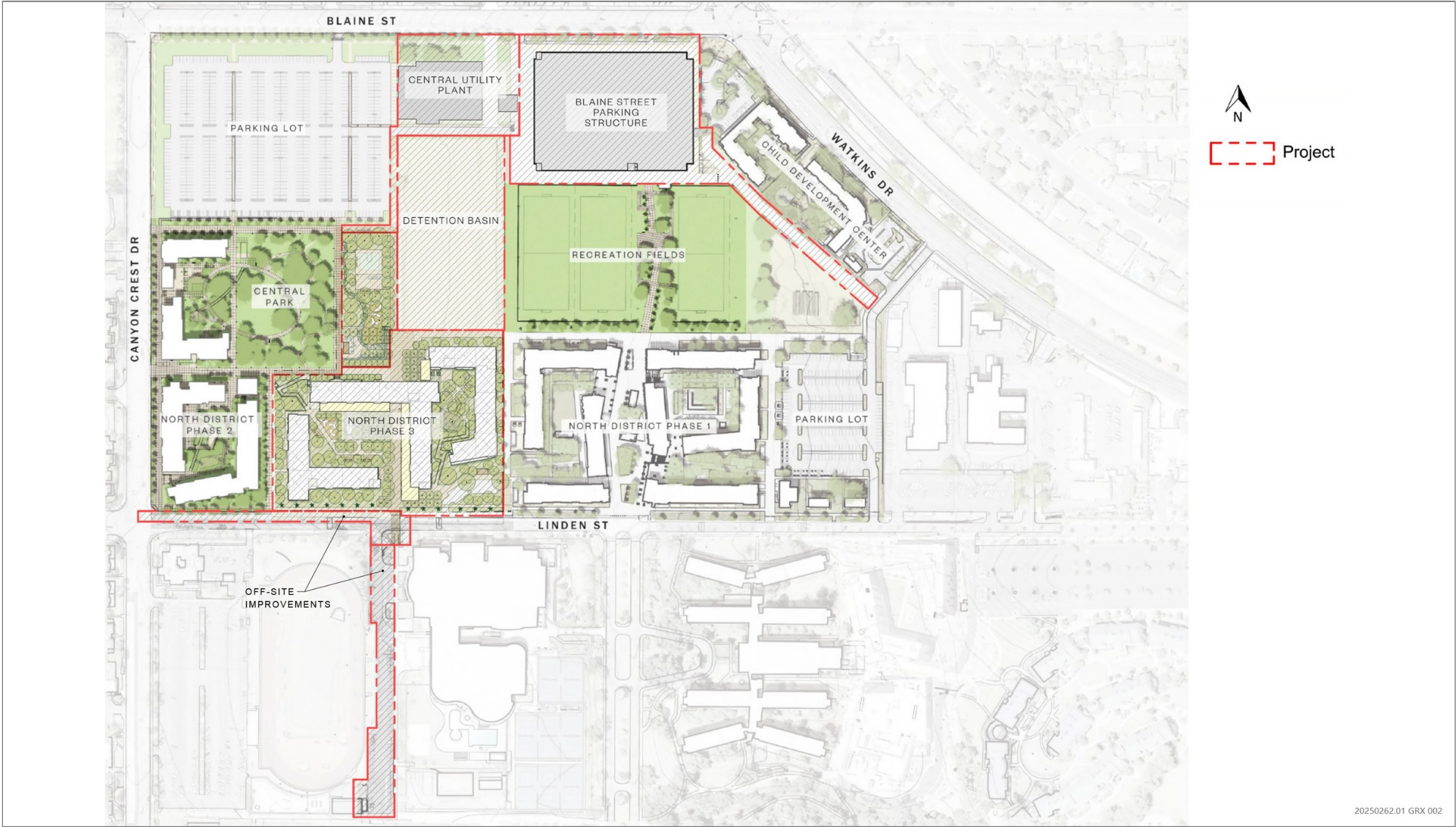
The proposed Blaine Street PS site is located on approximately 5 acres in the northern portion of the project site within an urbanized area along Blaine Street between Canyon Crest Drive and Watkins Drive. The area is an existing surface parking lot (Lot 27) and includes decomposed granite emergency access and landscape and hardscape areas. There are also 33 existing trees within the proposed Blaine Street PS area (see Figure 2–3).

The ND Ph3 site existing surrounding uses include the existing Central Park, vacant, undeveloped portions of the future phases of the NDD site, the proposed expanded Central Park, detention basin, ND CUP, and TES to the north; UCR Track and Student Recreation Center to the south; ND Ph1 student housing to the east; and ND Ph2 student housing to the west (Figure 2–4). The ND CUP and TES site existing surrounding uses include Blaine Street and commercial uses/apartments to the north; vacant, undeveloped portions of future phases of the NDD site and the proposed ND Ph3 student housing to the south; the proposed Blaine Street PS to the east; and vacant, undeveloped portions of future phases of the NDD site and surface parking to the west.

The Blaine Street PS site existing surrounding uses include commercial uses and apartments to the north; recreational fields and ND Ph1 student housing to the south; surface parking and UCR Child Development Center to the east; the proposed ND CUP and TES site, vacant portions of the future phases of the NDD site, and surface parking to the west.

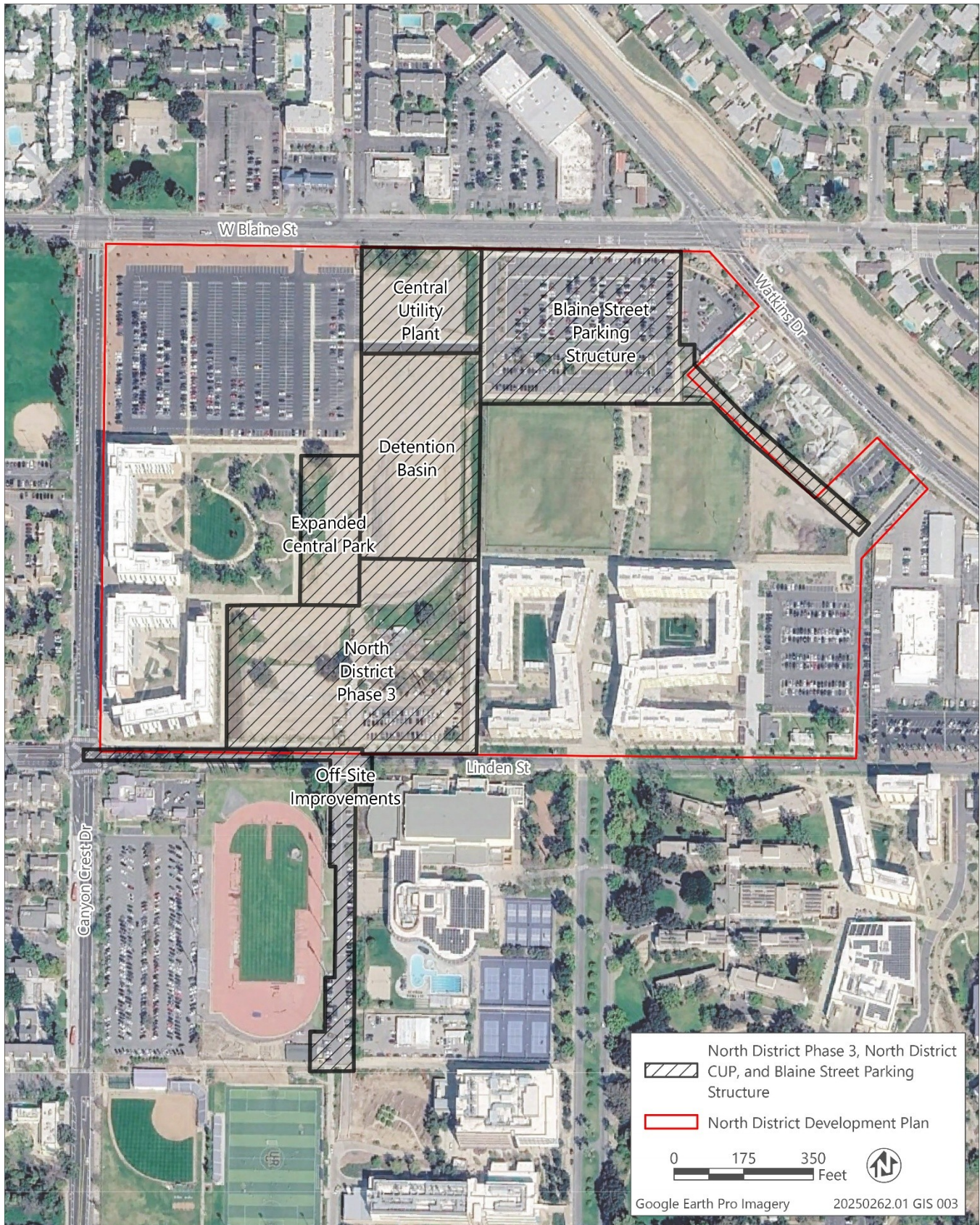
Off-site street improvements, pedestrian improvements, and infrastructure improvements are proposed along W. Linden Street and the South Recreation Mall, and Blaine Street, totaling approximately 2 acres (see Figure 2–3).

Figure 2-3 Conceptual Site Plan



Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 2-4 Arial Map



Source: Adapted by Ascent in 2026.

2.2 PROJECT NEEDS

The proposed ND Ph3 project component would provide student housing in response to the high demand for on-campus housing. Additionally, the benefits of students living on campus near academic resources, clinical services, student organizations, and recreation will contribute to the overall student success. The proposed fully electric ND CUP would support the ND Ph3 project component by providing centralized heating, cooling, and electrical utility services. The building where the ND CUP would be housed could accommodate potential reconfiguration of existing equipment or the addition of future equipment if future NDD Plan phases are proposed and implemented. The size, scope, configuration, and timing of any such future phases have not been determined and therefore analysis of additional CUP components would be speculative at this time.

The Blaine Street PS project component would increase the campus' parking supply to meet the needs resulting from the proposed project and from future phases as part of the NDD Plan build out.

2.3 PROJECT CHARACTERISTICS

2.3.1 North District Phase 3 and North District Central Utility Plant

The proposed ND Ph3 and ND CUP project components would entail development of approximately 1,350 beds and student housing support services (e.g., residential service office, laundry, fitness space, lounge, study spaces and meeting rooms, music room, multipurpose room, and retail), expansion of the existing Central Park area, a CUP and CHW TES tank, temporary drop-off/pick-up and food/package delivery area along W. Linden Street, and associated landscape and hardscape improvements.

The proposed student housing and student support services would be located between the ND Ph1 and ND Ph2 student housing buildings along W. Linden Street and would consist of three buildings (Buildings E through G) ranging from five to seven stories in height, totaling approximately 455,000 gross square feet (sf). The building heights range from approximately 60 feet to 85 feet above grade, not including appurtenances such as solar photovoltaic (PVs), mechanical penthouses, parapets, or elevator overruns. Figure 2–5 and Figure 2–6 show aerial renderings of the proposed residential buildings looking northeast and southeast, respectively. Figure 2–7 through Figure 2–10 show renderings and views of the breezeway, courtyards, and passthrough for the proposed residential buildings.

The proposed student housing buildings would activate W. Linden Street and the Recreation Mall by building out the area between the ND Ph1 and ND Ph2 sites, completing the ND Ph3 streetscape along W. Linden Street, and expanding the existing Central Park area. The ND Ph3 buildings would be configured to form courtyards for passive recreational use.

The ND CUP and CHW TES tank would be located on approximately 2 acres west of the proposed Blaine Street PS along Blaine Street and would serve the ND Ph3 development. The approximately 41,000 sf CUP building would house air-source heat pumps, heat recovery chiller equipment, chillers, domestic hot water heaters, domestic water booster pumps, the electrical distribution equipment, an emergency generator, and control room. The ND CUP facility would also include an office, restroom for staff, and an approximately 5,000 sf maintenance yard with space for refuse and recycle handling and compacting, cart wash and cart charging, and container storage. Figure 2–11 shows a rendering and elevations views of the proposed ND CUP facilities.

Figure 2-5 Proposed Building Rendering: North District Aerial Looking Northeast



Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 2-6 Proposed Building Rendering: North District Aerial Looking Southeast



Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 2-7 Building F Loggia



20250262.01 GRX 006

Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 2–8 Building F Courtyard



20250262.01 GRX 007

Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 2–9 Building G Gateway



Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 2-10 Building F Gateway



20250262.01 GRX 009

Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 2-11 North District Central Utility Plant and Thermal Energy Storage Tank Renderings



-  DARK METAL PANEL
-  COR-TEN STEEL
-  LOUVERED WALL PANEL
-  BOARD FORMED CONCRETE

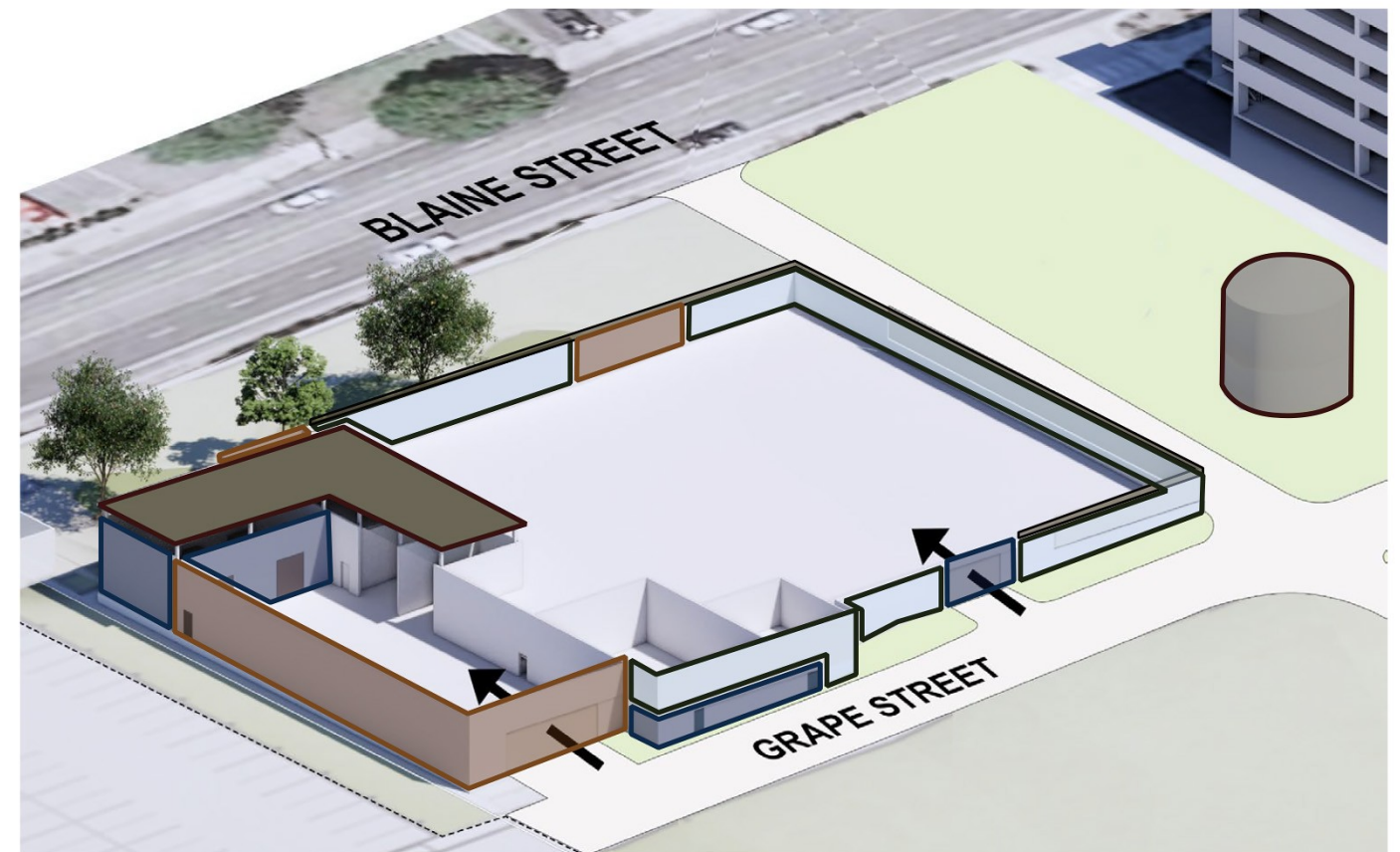
VIEW EAST ALONG GRAPE STREET



BLAINE STREET NORTH ELEVATION VIEW



GRAPE STREET SOUTH ELEVATION VIEW



MATERIAL COMPOSITION AXON

20250262.01 GRX 003

Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

There are 21 existing trees within the ND Ph3 and ND CUP project survey area and all are proposed to be removed. The trees that would be removed would be replaced at a 4:1 tree replacement ratio.

2.3.2 Blaine Street Parking Structure

The Blaine Street PS project component would entail development of a 6-level, approximately 2,000-space parking structure with associated landscape and hardscape improvements. The Blaine Street PS would be located along Blaine Street and is proposed to be approximately 65 feet in height, not including future solar PVs, parapets or elevator overruns, and no full levels below grade (Figure 2–12 through Figure 2–14).

The Blaine Street PS would be designed as a naturally ventilated parking structure that would provide parking for students, faculty, staff, and visitors. The parking structure would include a mix of standard and accessible parking spaces and would incorporate electric vehicle (EV) charging stations, EV-ready infrastructure for future expansion, bicycle parking and maintenance facilities, vehicle-counting technology, security cameras, emergency call boxes, Wi-Fi coverage, a restroom for staff, drinking fountains, and wayfinding signage. The structure would also be designed to accommodate future photovoltaic installations. Pathways from the Blaine Street PS would be constructed to provide connectivity from the parking structure to Blaine Street, and from the parking structure to the existing recreational fields and to the existing and proposed student housing areas. Along Blaine Street, improvements are proposed including a new pedestrian hybrid beacon that could be converted to a traffic signal in the future at the western portion of Blaine Street PS along Blaine Street, curb cut serving the Blaine Street PS and ND CUP, frontage sidewalk and streetscape improvements, and related utility adjustments needed to accommodate the new access point and maintain pedestrian and vehicular circulation. Improvements to the existing emergency access road behind the Child Development Center would maintain uninterrupted access to that facility.

There are 33 existing trees within the Blaine Street PS area, all of which are proposed to be removed. The trees would be replaced at a 4:1 tree replacement ratio.

2.3.3 Open Space, Amenities, and Landscaping

North District Phase 3 Courtyards

The ND Ph3 courtyards would provide a variety of passive and active amenities for use by students and climate-adapted landscape materials for shade and comfort. The courtyard at Buildings E and F is the larger of the two, with an open hardscape social plaza with a variety of seating elements, shade structure and small outdoor kitchen, hammock area, and small private seating zones for small groups and individuals. The proposed offsite improvements within the Recreation Mall would also extend throughout the courtyard space, creating a campus wide link from the North District to the south. The smaller courtyard at Buildings F and G would include a social seating plaza and smaller nodes for groups and individuals.

Central Park Expansion

The expanded Central Park would include a mix of active recreation elements like flexible courts and basketball, along with passive features like seating, swings, and shade structures. Landscaping would include low-maintenance plants. Landscaping and hardscape elements would be consistent with the material palette and plantings included in the NDD Plan.

North District Central Utility Plant

The ND CUP facilities would be landscaped to blend into the North District and provide buffering and screening of elements from Blaine Street as well as adjacent student spaces and residential units.

Blaine Street Parking Structure

The Blaine Street PS would include landscaping that blends into the North District, including the recreation fields to the south, along with buffering on the east side, and streetscape frontage along Blaine Street.

Street Frontage Improvements

The primary street improvements would occur along W. Linden Street, spanning from the ND Ph1 and ND Ph2 edges. This would include modification of sidewalks and inclusion of trees/landscape along the street edge. Removal and relocation of some existing utilities would accommodate better pedestrian flow along W. Linden Street and connections from the south.

2.3.4 Parking and Site Access

A temporary drop-off/pick-up and food/package delivery area is proposed along the east edge of ND Ph3, using the existing fire access lane adjacent to ND Ph1.

Service and emergency vehicle access would connect using the wider drives accessible from Canyon Crest Drive to the west, through portions of ND Ph2, and from W. Linden Street to the south, with removal bollards allowing access for the existing fire access along ND Ph1. Trash pickup would also use the common service pathways to connect to the student housing buildings and provide access to the ND CUP for disposal.

Access to the Blaine Street PS and the ND CUP would be made available via Blaine Street. Additionally, an existing emergency access road to the east of the Blaine Street PS behind the existing Child Development Center would be improved to allow uninterrupted access to this facility.

2.3.5 Utilities

Water and Wastewater

The ND Ph3 potable water would either be serviced from the ND CUP which would tie into the City of Riverside Public Utilities (RPU) main line in Blaine Street and/or from the point of connection off W. Linden Street. It is anticipated that the irrigation system would be serviced by the campus combined fire, domestic, and irrigation water system similar to ND Ph2 or by supplied water by RPU. New fire water service for ND Ph3 buildings would be serviced by the RPU 14-inch water main in W. Linden Street in addition to a connection to the 12-inch RPU water main in Blaine Street for the ND CUP and Blaine Street PS fire water needs.

RPU's Sewage Systems Services Program and Treatment Services Unit collects, treats, and disposes of all wastewater generated by the UCR campus, including the project site (UCR 2019). The proposed ND Ph3 development would connect to the established wastewater infrastructure built during ND Ph2 in Canyon Crest Drive in addition to connections to the existing wastewater main along Blaine Street or Canyon Crest Drive for the ND CUP and Blaine Street PS. No offsite improvements are anticipated due to the wastewater infrastructure expansion completed for ND Ph2 which included a new 15-inch sewer line in Canyon Crest Drive that will service all future phases of the NDD Plan.

Figure 2-12 Blaine Street Parking Structure Conceptual Rendering Looking North Towards Parking Structure



Source: Image produced and provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 2-13 Blaine Street Parking Structure Conceptual Rendering from Blaine Street Looking East



Source: Image produced and provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 2-14 Blaine Street Parking Structure Conceptual Rendering Looking North from ND Ph1



Source: Image produced and provided by SCB to UCR in 2026; adapted by Ascent in 2026.

The Blaine Street PS would include domestic water service for maintenance and operational uses, including drinking fountains, bottle fillers, a staff restroom, hose bibs, and maintenance facilities. Fire protection infrastructure would include fire hydrants, standpipes, fire department connections, and associated fire-water service connections. Utility connections for the Blaine Street PS may utilize existing domestic water, sanitary sewer, and fire-water infrastructure in the vicinity of the project site, subject to final engineering design and capacity verification.

Solid Waste

UCR's landfill-bound waste is picked up and hauled by UCR trucks to the CR&R Environmental Services facility in Perris, California (approximately 17 miles south from UCR). Materials for recycling are sorted out of the landfill waste stream and the remainder is used for waste-to-energy (the process of generating and capturing energy in the form of electricity and/or heat from the primary treatment of waste). UCR's recyclable materials are hauled to the UCR transfer station, just north of Parking Lot 30 on the West Campus. Compost, food waste, and the commingled recycle streams are picked up from the UCR transfer station by the current contracted vendor to be recycled or composted. Green waste is currently blended back into the soil by UCR's Agricultural Operations Course. The proposed project would continue to utilize these solid waste programs and facilities, once collected to the proposed ND CUP's consolidated trash collection location at the maintenance yard.

Energy

The proposed project would require the use of electricity for lighting, appliances, heating, and cooling. UCR purchases electricity for campus operations from RPU and through a power purchase agreement for on-site generation from the campus' solar infrastructure. The proposed project's electricity demand would be served by RPU. Implementation of the proposed project would connect to the electrical line located within the public right-of-way from Canyon Crest Drive, W. Linden Street, and/or Blaine Street. Per the University of California Office of the President's Sustainable Practices Policy (SPP), UCR will purchase clean electricity through UC's Indirect Access Program.

The campus supply of natural gas is derived from Southern California Gas, which currently delivers natural gas to campus through high pressure distribution lines. UCR privately distributes medium pressure gas throughout East Campus and West Campus. No natural gas would be used for the proposed project consistent with the NDD Plan and pursuant to the University of California Office of the President's SPP (2026).

Stormwater

The existing topography of the project site has a gradual east to west slope where stormwater sheet-flows down the existing network of streets and gutters and onto W. Linden Street to the south. From there, these surface flows are conveyed by street gutters into underground drainage systems in W. Linden Street.

The proposed project would include installation of on-site stormwater improvements in accordance with the project-specific Water Quality Management Plan and compliance with UCR's campus-wide stormwater permits along with stormwater mitigation infrastructure to detain the overflow from ND Ph1 and Ph2 onsite. South of the ND CUP and east of the Central Park expansion, a stormwater detention basin would be constructed (see Figure 2–3). The detention basin would be approximately 6 feet deep and would provide approximately 190,000 cubic feet of storage for the 10-year storm event.

Stormwater runoff from the Blaine Street PS would be collected through an integrated drainage system and conveyed to treatment and infiltration facilities designed in accordance with applicable stormwater regulations and low-impact development requirements. Existing stormwater treatment and infiltration infrastructure serving the site may also be utilized, subject to confirmation during final engineering design. Any stormwater runoff from the project site would be routed to existing stormwater drainage facilities in W. Linden Street, Blaine Street and/or Canyon Crest Drive.

2.3.6 Off-Site Improvements

Off-site improvements would involve crosswalk visibility enhancements along W. Linden Street connecting to the Recreation Mall. The crosswalk visibility enhancements would include speed bumps on the approach to the crosswalk from both ways and a rectangular rapid-flashing beacon. Existing utilities impacted by the improvements would be removed, relocated, or adjusted as necessary. These include, but are not limited to, the relocation of an existing RPU curb inlet on the south side of W. Linden Street, adjustment or relocation of an existing streetlight, and relocation of an air release valve and associated appurtenances. A new curb cut is proposed for vehicle drop-off/pick-up/food/package delivery activities along W. Linden Street.

The campus-operated 8-inch sanitary sewer main in the north side of W. Linden Street under the ND Ph3 improvements and the ND Ph2 widened curb will be lowered to improve the discovered shallow coverage condition. The sewer lowering work will include sawcutting, trenching, and temporary removal of pavement, sidewalk, curb and gutter, and landscaping within or adjacent to W. Linden Street. The design intent is to maintain the existing horizontal alignment of the sewer while reconstructing the pipeline at a deeper elevation. This work will include the installation of a new sewer pipe, the construction of approximately three new manholes, and the modification or abandonment of existing manholes as required.

Existing hardscape, landscape, striping, curb, and valley gutter are proposed to be removed to accommodate the proposed Recreation Mall Extension. Minor adjustments to grade of utility lids/vaults may be required, as well as relocation of existing catch basins within the gutter and/or landscaping. The Recreation Mall expansion will establish a continuous pedestrian promenade approximately 16 feet in width extending toward Lot 25, including appropriate transitions at existing stairs and ramps. Grading around existing and proposed ADA parking stalls will maintain ADA compliance and access points to the existing buildings and the Recreation Mall. The grading intent is to tie into the existing Student Recreation Center back of walk.

2.3.7 Construction

North District Phase 3 and North District Central Utility Plant

Construction activities for ND Ph3, ND CUP, and CHW TES tank are anticipated to begin April 2027 and last for approximately 25 months. Construction activities would include:

- Demolition (approximately 15 days),
- Site preparation (approximately 60 days),
- Grading (approximately 60 days),
- Building construction (approximately 16 months),
- Architectural coating (approximately 80 days), and
- Paving (approximately 70 days).

Depending on the construction phase, implementation of the proposed ND Ph3, ND CUP, and CHW TES tank would require common equipment, such as excavators, dozers, tractor/loader/backhoes, concrete/industrial saws, cranes, forklifts, pavers, rollers, compressors, welders, and cement and mortar mixers. As required by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit for projects disturbing more than 1 acre of land, soil erosion from the ND Ph3, ND CUP and TES site during construction would be controlled with best management practices (BMPs), including the use of sandbags as barriers. The construction site would be encircled by sandbags, and stabilized driveways would be provided at construction entrance and exit areas. Appropriate BMPs to minimize sediment entering the storm drain system would be provided.

Twenty-one trees, as well as additional miscellaneous plant material and hardscape, would be removed during demolition and site preparation. Temporary construction staging, equipment laydown area, and worker parking would be within the undeveloped area where the stormwater detention basin is proposed (see Figure 2–3).

Approximately 414,000 square feet (approximately 9.5 acres) of the ND Ph3 and ND CUP development area would be graded. Approximately 12,000 cubic yards (cy) of soil would be excavated (cut) and approximately 30,000 cy would be required for fill during grading activities. Approximately 18,000 cy of soil import would be required. The maximum depth of ground disturbance for the ND Ph3 and ND CUP would be approximately 11 feet.

Blaine Street Parking Structure

Construction activities for the Blaine Street PS are anticipated to begin January 2027 and last for approximately 20 months. Construction activities would include:

- Demolition (approximately 10 days)
- Site Preparation (approximately 45 days)
- Grading (approximately 30 days)
- Building Construction (approximately 15 months)
- Architectural Coating (approximately 30 days)
- Paving (approximately 30 days)

Depending on the construction phase, implementation of the proposed Blaine Street PS project would require common equipment, such as excavators, dozers, tractor/loader/backhoes, concrete/industrial saws, cranes, forklifts, pavers, rollers, compressors, welders, and cement and mortar mixers. As required by the NPDES Construction General Permit for projects disturbing more than one acre of land, soil erosion from the Blaine Street PS site during construction would be controlled with BMPs, including the use of sandbags as barriers. The construction site would be encircled by sandbags, and stabilized driveways would be provided at construction entrance and exit areas. Appropriate BMPs to minimize sediment entering the storm drain system would be provided.

Thirty-three trees, as well as additional miscellaneous plant material and surface parking lot asphalt, would be removed during demolition and site preparation. Temporary construction staging, equipment laydown area, and worker parking would be within the undeveloped area of the NDD Plan area (see Figure 2–3).

Approximately 195,000 sf (approximately 4.5 acres) would be graded for the Blaine Street PS. Approximately 16,500 cy of soil would be excavated (cut) and no soil import (or fill) would be required. The maximum depth of ground disturbance for the Blaine Street PS would be approximately 15 feet.

2.3.8 Green Building Features

In compliance with the UC SPP, the proposed ND Ph3 project's overall design would meet minimum Leadership in Energy and Environmental Design (LEED) Gold certification, which would be achieved by using less water and energy and reducing greenhouse gas (GHG) emissions compared to a non-certified LEED commercial building. A building can earn credits toward LEED certification through performance in five key areas including sustainable sites, water savings, energy and atmosphere, materials and resources, and indoor environmental quality. The proposed ND Ph3 student housing development would be all-electric and per the UC SPP, UCR will purchase clean electricity through UC's Indirect Access Program.

The ND CUP would be all-electric and would provide the campus with a long-term, energy-efficient, and cost-effective solution to provide the energy and utility needs of the NDD Plan. The ND CUP system would consist of air-cooled chillers to provide chilled water, air source heat pumps to provide heating hot water, and heat recovery chillers to provide heat recovery during times of simultaneous heating and cooling load. During off-peak hours, the mechanical central equipment would provide chilled water to the TES tanks to keep them full. The building can then use the CHW TES tank to provide cooling to the buildings during peak energy use times so that cooling can be provided without the use of compressor energy. The ND CUP would also house domestic hot water heaters that would be all-electric and utilize carbon dioxide (CO₂) in lieu of refrigerant. The plumbing water heaters would also include a cool recovery heat exchanger to absorb heat from the mechanical chilled water piping.

The Blaine Street PS would achieve ParkSmart Gold designation by the Green Business Certification, Inc. which exceeds the requirements for parking structures in the UC SPP. Sustainable elements include sustainable site development, water savings features, stormwater integration with project planting, energy efficiency, environmental quality, innovation and design process, and local labor and materials.

2.4 REQUIRED APPROVALS

The Regents is the Lead Agency for the proposed project. As Lead Agency, the Regents or its delegate has the ultimate authority to approve or deny the project. The Addendum for this project would be considered by the Regents or their delegate, and the project may be approved at the Regents' (or their delegate's) discretion. In addition, the proposed project would require the following actions by the City of Riverside, including but not limited to:

- Construction Permit for the proposed work within City rights-of-way by the Public Works Department
- Issuance of encroachment permits, as needed, e.g., sidewalk improvements, roadway improvements, curb and gutter, fire hydrants, utility boxes, drainage, driveway entrances, etc.
- City of Riverside Fire (access)

The proposed project may require permits/approval from other responsible agencies, including but not limited to:

- Division of State Architect (DSA) (accessibility compliance)
- State of California Fire Marshal (fire/life safety)

3 Consistency with the NDD Plan

To determine whether the proposed project is consistent with the NDD Plan and NDD Plan EIR, the following questions must be answered:

- Are the objectives of the proposed project consistent with the objectives adopted for the NDD Plan?
- Are the changes to campus population associated with the proposed project included within the scope of the NDD Plan population projections?
- Is the proposed location of the proposed project in an area designated for this type of use in the NDD Plan?
- Is the proposed project included in the amount of the development projected in the NDD Plan?
- Are the proposed project activities within the scope of the environmental analysis in the NDD Plan EIR?
- Have the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR occurred?

Sections 3.1 through 3.4 document the proposed project's consistency with the objectives, population projections, land use designations, and development projections contained in the NDD Plan.

Chapter 4 contains a detailed examination of environmental topics with the potential for significant impacts that had been addressed in the NDD Plan EIR and includes analyses and discussions for whether the proposed project is consistent with, and within the scope of, the environmental impact analysis included in the NDD Plan EIR.

3.1 NDD PLAN OBJECTIVES

The NDD Plan identified key objectives to accommodate UCR's projected growth in both academic and non-academic programs. The objectives of the NDD Plan are to:

- Support the Campus goal to house up to 50 percent of the enrolled students on-campus and to guarantee on-campus housing to all freshmen and transfer students;
- Enhance the student experience by integrating the principles of residential and academic life;
- Promote environmental and sustainability goals by reducing vehicular trips to and from the campus;
- Provide affordable on-campus student housing;
- Develop and operate approximately 4,000 to 5,200 beds of student housing for first year, second year, transfer, upper division undergraduate students and graduate students, along with adequate support spaces, multi-functional spaces, amenities and associated infrastructure while maximizing the building height and density of the entire project site;
- Provide an approximately 600-seat dining facility by delivery of a future phase of the project;
- Complete and open the Athletics Event Center as soon as feasible;
- Establish a new iconic gateway to the Campus on the northwest corner of the project site;
- Provide adequate parking to support all phases of development through delivery of the future phase(s).

The proposed project would support the NDD Plan objectives listed above. The ND Ph3 project component would develop approximately 1,350 affordable², on-campus beds, contributing towards providing housing for eligible students; develop and operate student housing support services (e.g., residential service office, laundry, fitness space, lounge, study spaces and meeting rooms, music room, multipurpose room, and retail); activate and enliven East Campus, specifically within the Canyon Crest Gateway and Student Neighborhood area and provide on-campus amenities, such as pathways and seating areas for UCR students thereby enhancing the student experience. By providing additional on-campus housing, support services, and amenities, the proposed ND Ph3 project component would also promote environmental and sustainability goals by reducing vehicular trips to and from the campus.

The ND CUP project component would provide centralized utility infrastructure necessary to support the ND Ph3 project component by supplying heating, cooling, domestic hot water, electrical distribution, and other utility services to the proposed student housing and associated facilities. As an all-electric facility, the ND CUP would further the NDD Plan's environmental and sustainability objectives by supporting efficient campus utility operations, reducing reliance on fossil fuels, and providing space to accommodate additional utility equipment for future phases of the NDD development while advancing the University's long-term GHG reduction and sustainability goals.

The Blaine Street PS project component would provide approximately 2,000 parking spaces to support resident students, faculty, staff, visitors, and future phases of the NDD Plan buildout, thereby fulfilling the NDD Plan objective of providing adequate parking to support all phases of development. In addition, the Blaine Street PS would improve campus accessibility by providing pedestrian connections to the North District student housing, recreation facilities, and surrounding campus destinations, supporting the orderly implementation of future development contemplated under the NDD Plan while maintaining consistency with the overall campus circulation and infrastructure framework.

3.2 NDD PLAN POPULATION

The primary objective of the NDD Plan is to provide affordable on-campus housing for existing, eligible students. The NDD Plan provides for up to 5,200 student beds on an approximately 51-acre site located in the northeastern portion of East Campus. The ND Ph1 project was the first project developed under the NDD Plan and involved the construction of 1,506 student beds and associated facilities. ND Ph1 was completed and in operation as of Fall 2021. The ND Ph2 project involved construction of 1,568 student beds and associated facilities. ND Ph2 was completed and in operation as of Fall 2025.

The NDD Plan does not increase enrollment at UCR, but rather provides for additional on-campus housing options for existing students. At buildout, the NDD Plan includes up to 5,200 beds to accommodate one student per bed for a total assumed student population of 5,200 residing in the NDD Plan area.

ND Ph1 constructed 1,506 beds and ND Ph2 constructed 1,568 beds to accommodate a total of 3,074 students³. The ND Ph3 project component would provide approximately 1,350 beds to accommodate 1,350 students. After implementation of the proposed project, there would be up to approximately 4,424 beds. Therefore, the anticipated 1,350 beds, and student population, associated with the proposed project would be within the total anticipated buildout number of beds and corresponding population assumptions analyzed in the NDD Plan EIR (Table 3–1).

² Affordable on-campus housing would be below rental market rates as compared to private housing in the areas surrounding campus.

³ 326 of the 3,074 students are Riverside Community College students from the ND Ph2 intersegmental student housing project between UCR and Riverside Community College District.

Table 3–1 North District Development Plan Resident Population Projections

NDD Plan Land Use	NDD Plan at Buildout	Phase 1	Phase 2	Phase 3	Remaining Space for Future Phase(s)
Apartments / Residence Halls	5,200 beds 1,635,000 sf	1,506 beds 559,680 sf	1,568 beds 430,000 sf	1,350 beds 455,000 sf	776 beds 190,320 sf

The NDD Plan includes the potential for 70 employees. The ND Ph1 includes 20 employees and ND Ph2 includes 21 employees. Implementation of the proposed ND Ph3 and ND CUP project components is expected to include 23 employees with no new additional employees anticipated for the Blaine Street PS project component. Therefore, the presumed total of 64 employees from ND Ph1, ND Ph2, and the proposed project would be within the 70 employees analyzed in the NDD Plan EIR.

3.3 NDD PLAN LAND USE DESIGNATIONS

The NDD Plan Land Use Designations include Housing and Support (within 5 Districts), Open Space, Athletics, and Parking, which are intended to guide the development of future phase(s) (Figure 3–1). The NDD Plan provides for the phased development of apartments, mixed-use residential, resident-life amenity spaces, living and learning spaces, resident-life support spaces, dining facilities, athletics facilities, and parking areas.

The NDD Plan includes a large open space area in the eastern portion of the Plan area, which is designed with hardscape and softscape materials derived from the existing campus aesthetic. Key intersections and open spaces, such as the primary plaza, main building entries, and courtyard patios, are to include specialty paving that highlights the importance of those spaces. Planting materials consist of native and drought tolerant species that reflect the native landscape of the region and highlight UCR’s commitment to sustainability and water use reduction. Incorporation of trees throughout the site to provide shade and respite from the heat creates pleasant places to rest and relax through the Plan area.

Vehicular access is to be provided from W. Linden Street, Blaine Street, and Watkins Drive. Multi-modal routes are to be provided to encourage walking and riding to and from campus with the intent of creating a pedestrian friendly experience for students, staff/faculty, and visitors to the North District. Pedestrian walks are to be sized and designed to allow for service access along the main multi-modal pathways throughout the NDD Plan area. The NDD Plan is also designed to allow for direct emergency access to all buildings.

The NDD Plan also identifies proposed land use designations and districts, along with the acreages assigned to each land use designation/district and the types and intensity of uses planned for each land use district (Table 3–2).

Table 3–2 North District Development Plan Proposed Land Use Designations and Districts

Land Use	Acres
Student Residential and Mixed Uses District 1	4.25
Student Residential and Mixed Uses District 2	6.15
Student Residential and Mixed Uses District 3	5.45
Student Residential and Mixed Uses District 4	8.40
Student Residential and Mixed Uses District 5	3.40
Athletics Event Center	5.70

Land Use	Acres
Parking 1	2.15
Parking 2	4.05
Open Space	11.6
Total Acres	51.15

Additionally, the NDD Plan provides a summary of NDD Plan buildout assumptions by conceptual land use, along with development to date, development proposed under the proposed project, and remaining development potential (Table 3–3).

Table 3–3 North District Development Plan Program

NDD Plan Land Use	NDD Plan at Buildout	Phase 1 Actual number of beds, square footage, and parking spaces	Phase 2 Actual number of beds, square footage, acreage and/or parking spaces	Phase 3 Approximate beds, square footage, and parking spaces (Blaine Street PS)	Remaining for Future(s)
Student Housing and Support Services ¹	5,200 beds 1,845,400 sf	1,506 beds 559,680 sf	1,568 beds 430,000 sf	1,350 beds 455,000 sf	776 beds 400,720 sf
Recreational Facilities ²	5.7 acres	N/A	5.7 acres	0 acres	0 acres
Parking Spaces ³	2,795	612 spaces (surface parking)	820 spaces (temporary surface parking)	2,000 spaces ⁴ (parking structure)	572 spaces ⁵

¹ Student housing and support services include the number of student housing beds, square footage of the housing including circulation, mechanical, and structure; support and maintenance; amenity/support spaces; living, learning, community, and administration; seminar rooms; café and food area; and field house.

² Recreational facilities acreage would include field house, Athletics Center, competition field, or open recreational fields.

³ Parking spaces include surface parking and/or parking structures.

⁴ The parking structure is proposed on one of the surface parking lots that was constructed as part of North District Phase 1 thus removing 389 surface parking spaces.

⁵ Temporary parking spaces are not included in the remaining parking space calculation.

The NDD Plan generally establishes building heights, noting that heights will range from one to two stories for mixed-use buildings, two stories for the dining facility, five to six stories for the apartment buildings, five to six stories for the residence halls, and seven stories for the parking structures.

The proposed ND Ph3 project component includes development of three buildings totaling approximately 455,000 gross square feet. The three student housing buildings range from five to seven stories. The proposed number of stories for two of the student housing buildings are consistent with stories and massing assumptions made for the NDD Plan and analyzed in the NDD Plan EIR. Although the middle building would be seven stories, the adjacent buildings would be stepped down to five and six stories. Additionally, the 7-story building would be set back from the public right-of-way (Canyon Crest Drive) and campus street (W. Linden Street). Furthermore, the NDD Plan considered parking structure(s) up to seven stories; thus, the 7-story student housing building would be similar in the number of stories, height, and massing assumptions made for the NDD Plan and analyzed in the NDD plan EIR. The proposed project includes development of approximately 6 acres for student housing and support services within Student Residential and Mixed-Use District 2 of the NDD Plan.

Figure 3–1 North District Development Plan (Conceptual)



Source: Image produced and provided by SCB in 2018, Impact Sciences in 2019; adapted by Ascent in 2026.

The proposed project would also include an approximately 1.3-acre expansion of the Central Park, 2 acres for a CUP, and 3.3 acres for a stormwater detention basin. These project elements would be partially located in areas identified as Open Space and Student Residential and Mixed Use District 3, 4, and 5 of the NDD Plan. Additionally, the proposed Blaine Street PS would be located in an approximately 5-acre area identified as Parking 2 and Student Residential and Mixed Use District 5 of the NDD Plan. Approximately 2 acres of offsite improvements are also proposed including street improvements, pedestrian improvements, and infrastructure improvements along W. Linden Street, Blaine Street, and along the South Recreation Mall.

Although the proposed project involves a minor change in the location of residential housing and support, utility/support facilities, open space, and parking land uses within the NDD Plan, they are consistent with the proposed land use types, and fall within the overall acreages of each, considered in the NDD Plan (see Table 3–2). Additionally, because Parking 1 from the NDD Plan was never constructed, the proposed Blaine Street PS represents a consolidation of both Parking 1 and Parking 2 identified in the NDD Plan into one single parking structure. Therefore, the proposed project would be consistent with the land use categories and the associated acreages in the NDD Plan. Although consolidation of Parking 1 and Parking 2 would result in a larger individual parking structure footprint than either individual parking area identified in the NDD Plan, the total approximately 5-acre Blaine Street PS would be on a smaller footprint than the combined 6.2 acres allocated to Parking 1 and Parking 2 under the NDD Plan. In addition, the NDD Plan considered parking structures up to 7 levels, and the proposed Blaine Street PS would not exceed the height generally contemplated for parking structures under the NDD Plan. Consolidating the parking supply into a single structure provides a more efficient use of the land planned for parking facilities, allowing approximately 2,000 parking spaces to be accommodated within approximately 5 acres, compared to the 6.20 acres collectively allocated to Parking 1 and Parking 2. The approximately 1.2 acres of land not required for the consolidated parking facility could remain available for open space, landscaping, pedestrian amenities, or other campus uses, thereby furthering the overall land use framework and efficient use of the NDD Plan area.

3.4 CONCLUSION

The NDD Plan identified key objectives to accommodate UCR’s projected growth in both academic and non-academic programs. The proposed project would support the NDD Plan objectives listed above since it would develop approximately 1,350 affordable, on-campus beds and support services; activate and enliven East Campus, specifically within the Canyon Crest Gateway and Student Neighborhood area, and provide on-campus amenities thereby enhancing the student experience; and provide adequate parking for resident students. By providing additional on-campus housing, support services, and amenities, the proposed project would also promote environmental and sustainability goals by reducing vehicular trips to and from the campus.

The proposed Blaine Street PS would provide 2,000 parking spaces in addition to the existing 612 parking spaces provided in ND Ph1, which would be less than the 2,795 parking spaces contemplated in the NDD Plan. The proposed Blaine Street PS would support resident students, faculty, staff, visitors, and future phases of the NDD Plan buildout, thereby fulfilling the NDD Plan objective of providing adequate parking to support all phases of NDD development.

The NDD Plan provides for up to 5,200 student beds. ND Ph1 constructed 1,506 beds and ND Ph2 constructed 1,568 beds to accommodate 3,074 students. The proposed ND Ph3 project component fits within the overall projected NDD Plan beds and students, with a remaining approximately 776 beds/students in future phases for full buildout of the NDD Plan. Additionally, the proposed ND CUP

project component would provide the utility infrastructure necessary to support the proposed project and would be an ancillary infrastructure use consistent with the implementation of the planned residential and support facilities in the NDD Plan. The ND CUP would not increase the approved development program, campus population, or land use intensities considered in the NDD Plan and would be consistent with the objectives, land use framework, and overall development program evaluated in the NDD Plan EIR.

The proposed project would be consistent with the land use categories in the NDD Plan. Although the proposed project involves a minor change in the location of residential housing and support, open space, and parking within the NDD Plan, they would be consistent with the proposed land use types, and fall within the overall acreages of each, considered in the NDD Plan as identified in Table 3–2.

The proposed project would not make substantial changes in the amount of area or square footage currently designated to each land use but would rather readjust the land use areas within the project site to allow more efficient use of the site for the uses contemplated in the NDD Plan. In addition, the proposed ND Ph3 project component would not exceed the building space projections and the Blaine Street PS would not exceed the total number of parking structure spaces contemplated in the NDD Plan. The proposed building heights for student housing buildings and the parking structure would remain within the height ranges contemplated by the NDD Plan components, including the 7-level height contemplated for parking structures. Therefore, the proposed project would be consistent with the development projected in the NDD Plan. As discussed in more detail in the Aesthetics, Land Use and Planning, and Population and Housing sections of this Addendum, the proposed project would remain consistent with the land uses, development intensity, building heights, and population contemplated in the NDD Plan. Therefore, the proposed project would be consistent with the objectives, population projections, land use designations, and development program established by the NDD Plan. The proposed project would implement development and supporting infrastructure contemplated by the NDD Plan without exceeding the approved residential capacity, parking supply, or overall development intensity analyzed in the certified NDD Plan EIR. Therefore, the proposed project would be within the scope of the NDD Plan and the environmental analysis contained in the certified NDD Plan EIR.

4 Environmental Analysis

This Addendum documents that the proposed project is within the scope of the analysis in the NDD Plan EIR and would not result in any new significant effects or an increase in the severity of significant impacts previously identified and studied in the NDD Plan EIR. However, minor technical changes or additions are necessary, and in accordance with CEQA Guidelines Section 15164, an addendum is the appropriate level of CEQA review for the proposed project. The sections below provide an evaluation of the environmental impacts of the proposed project, and are organized to correspond with the environmental topics set forth in Appendix G of the CEQA Guidelines.

4.1 PROJECT ENVIRONMENTAL IMPACTS

4.1.1 Checklist Explanation

UCR has defined the following column headings in this Addendum:

NDD Plan EIR Significance Conclusion. This column indicates the level of impact identified in the NDD Plan EIR and associated Initial Study (IS).

Do Proposed Changes Require Major Revisions to the NDD Plan EIR? This column indicates whether the proposed project includes changes that require major revisions to the analysis or conclusions in the NDD Plan EIR.

Do New Circumstances Require Major Revisions to the NDD Plan EIR? This column indicates whether there are new circumstances (such as changes to the existing conditions at the project site or surrounding areas) that require major revisions to the analysis or conclusions in the NDD Plan EIR.

Is there Any New Information Resulting in New or Substantially More Severe Significant Impacts? This column indicates whether there is new information that would result in a new or substantially more severe significant impact than what was analyzed in the NDD Plan EIR.

Applicable NDD Plan EIR MMs, PPs, and/or PSs to Address Project-Specific Impacts. This column indicates whether mitigation measures (MMs), Programs and Practices (PPs), and/or Planning Strategies (PSs) that were included in the NDD Plan EIR would resolve project-specific impacts. Where applicable, MMs, PPs, and/or PSs identified in the NDD Plan EIR are incorporated into the proposed project as noted in Chapter 5 of this Addendum.

4.1.2 Minor Technical Changes to MMs, PPs, and/or PSs

Minor technical revisions to MM GHG-1 have been made to reflect the current regulatory framework established by the updated University of California GHG reduction goals and sustainability policies while maintaining the fundamental intent of the original mitigation measure. There were also other minor modifications to PPs including PP 4.2-2(b), PP 4.6-2(b), PP 4.8-3(d), and PP 4.12-1(a) to address minor technical changes/clarifications based on updated document labeling, regulations, and/or standards. For measures that have been previously modified, including MMs, PPs, and PSs, the measures are presented in their current updated form, with a notation identifying when the measure was previously modified. For MM GHG-1, both the original and revised versions are provided in their entirety in Section 4.1.11, “Greenhouse Gas Emissions,” to clearly identify the minor technical revisions made as part of this Addendum. The Regents as the Lead Agency has determined that these modifications are appropriately

addressed as part of this Addendum and none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

4.1.3 Environmental Topics Addressed

This Addendum utilizes the current (2026) CEQA thresholds contained in the CEQA Guidelines Appendix G Environmental Checklist Form, including topics that were added since the NDD Plan EIR was certified (such as VMT, tribal cultural resources, and wildfire) and not including topics that were removed from the Checklist Form (such as traffic level of service). The Addendum reviews the effect of the proposed project on all of the environmental resources listed below and determines that, as discussed in Sections 4.1.4 through 4.1.23, the proposed project would not require major revisions of the NDD Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects for any of the thresholds contained in the CEQA Guidelines Appendix G Environmental Checklist.

- | | | |
|---|--|--|
| ☐ Aesthetics | ☐ Greenhouse Gas Emissions | ☐ Public Services |
| ☐ Agriculture and Forestry Resources | ☐ Hazards / Hazardous Materials | ☐ Recreation |
| ☐ Air Quality | ☐ Hydrology / Water Quality | ☐ Transportation |
| ☐ Biological Resources | ☐ Land Use / Planning | ☐ Tribal Cultural Resources |
| ☐ Cultural Resources | ☐ Mineral Resources | ☐ Utilities / Service Systems |
| ☐ Energy | ☐ Noise | ☐ Wildfire |
| ☐ Geology / Soils | ☐ Population / Housing | ☒ None |

4.1.4 Aesthetics

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is There Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Have a substantial adverse effect on a scenic vista?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	No Impact	No	No	No	No MMs, PSs, or PPs required
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable regulations governing scenic quality?	Less than Significant with PS and PPs Incorporated	No	No	No	PS Campus & Cmty. 1 PP 4.1-1 PP 4.1-2(a)
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than Significant with PPs and MMs Incorporated	No	No	No	MM 4.1-3(a) MM 4.1-3(b) MM 4.1-3(c) PP 4.1-1 PP 4.1-2(a)

- a) A scenic vista is generally defined as an expansive view of highly valued landscape as observable from a publicly accessible vantage point. The NDD Plan EIR notes that the panoramic views of the Box Springs Mountains are considered a scenic vista. The NDD Plan provides for phased development of apartments, mixed-use residential, resident life amenity spaces, living and learning spaces, resident life support spaces, dining facilities, athletics facilities and parking areas. The NDD Plan generally establishes building heights, noting that heights will range from one to two stories for mixed-use buildings, two stories for the dining facility, five to six stories for the apartment buildings, five to six stories for the residence halls, and seven stories for the parking structures. The NDD Plan EIR notes that although views of the Box Springs Mountains would be partially or entirely blocked from areas adjacent to the proposed buildings, views of the Box Springs Mountains would continue to be widely available from publicly accessible areas around the NDD Plan area.

ND Ph3 and ND CUP

The proposed ND Ph3 student housing buildings would be located between the ND Ph1 and ND Ph2 student housing buildings along W. Linden Street and would consist of three buildings (Buildings E through G) ranging from five to seven stories. Although the middle building would be seven stories, the adjacent buildings would be stepped down to five and six stories. The student housing buildings are proposed where the façade is in general alignment with the existing ND Ph1 and ND Ph2 buildings,

set back from the streets where partial views of the Box Springs Mountain are still maintained from the public right-of-way (Canyon Crest Drive). Additionally, the existing ND Ph2 project includes buildings that are five to seven stories. The student housing building that would be seven stories high would not substantially change the views from publicly accessible areas around the NDD Plan area, as compared to residential apartment buildings up to six stories, and would be consistent with the assumed heights of parking structures. Figure 4–1 and Figure 4–2 show aerial renderings of the proposed project including the existing ND Ph1 and ND Ph2 projects.

The proposed ND CUP facilities would be located west of the proposed Blaine Street PS along Blaine Street and would serve the ND Ph3 development. The ND CUP and CHW TES tank would be located on approximately 2 acres and include a 41,000-sf single-story building that would house air-source heat pumps, heat recovery chiller equipment, chillers, domestic hot water heaters, domestic water booster pumps, the electrical distribution equipment, an emergency generator, and control room. The CHW TES tank would be located between the ND CUP building and the Blaine Street PS and would be approximately 30 ft in height. The ND CUP facility would also include an office, restroom for staff, and an approximately 5,000-sf maintenance yard with space for refuse and recycle handling and compacting, cart wash and cart charging, and container storage (Figure 4–3 and Figure 4–4). The ND CUP facilities would be landscaped to blend into the North District and provide buffering and screening of elements from Blaine Street as well as adjacent student spaces and residential units. As such, the ND Ph3 and ND CUP would not substantially alter views of the Box Springs Mountains from publicly accessible areas or introduce new visual obstructions beyond those evaluated in the NDD Plan EIR.

Consistent with the discussion in the NDD Plan EIR, views of the Box Springs Mountains would be partially or entirely blocked from areas adjacent to the proposed ND Ph3 student housing buildings (Figure 4–5); however, views of the Box Springs Mountains would continue to be accessible from public areas around the NDD Plan area. In addition, the ND CUP would not block any views to scenic vistas or block views of the Box Springs Mountains (Figure 4–6). Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed ND Ph3 and ND CUP project components would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact to scenic vistas.

Blaine Street PS

As discussed above in Section 1.1, “Project Summary” and Section 3.3, “NDD Plan Land Use Designations,” the NDD Plan had originally proposed two 7-level parking structures (Parking 1 and Parking 2) with up to 2,100 parking spaces. However, the parking structure identified as Parking 1 in the NDD Plan was never constructed, and the proposed project involves construction of the Blaine Street PS with approximately 2,000 parking spaces at the location previously identified as Parking 2. Accordingly, because Parking 1 from the NDD Plan was never constructed, the proposed Blaine Street PS represents a consolidation of both Parking 1 and Parking 2 identified in the NDD Plan into one single parking structure.

The Blaine Street PS project component would involve construction of a six-level parking structure with associated landscape and hardscape improvements. The Blaine Street PS would be located along Blaine Street in the northern portion of the NDD Plan area and is proposed to be approximately 65 feet in height, not including future solar PVs, parapets or elevator overruns, and no full levels below grade. As mentioned above, the NDD Plan EIR anticipated construction of parking structures up to seven stories in height within the NDD Plan area and analyzed the effects of these structures on scenic vistas, including views of the Box Springs Mountains. The proposed Blaine Street PS would be within the height range evaluated in the NDD Plan EIR and would be consistent with the type and scale of development previously contemplated.

Figure 4-1 Aerial View Looking Northeast from the Intersection of Canyon Crest Drive and W. Linden Street, with the Box Springs Mountains in the Background



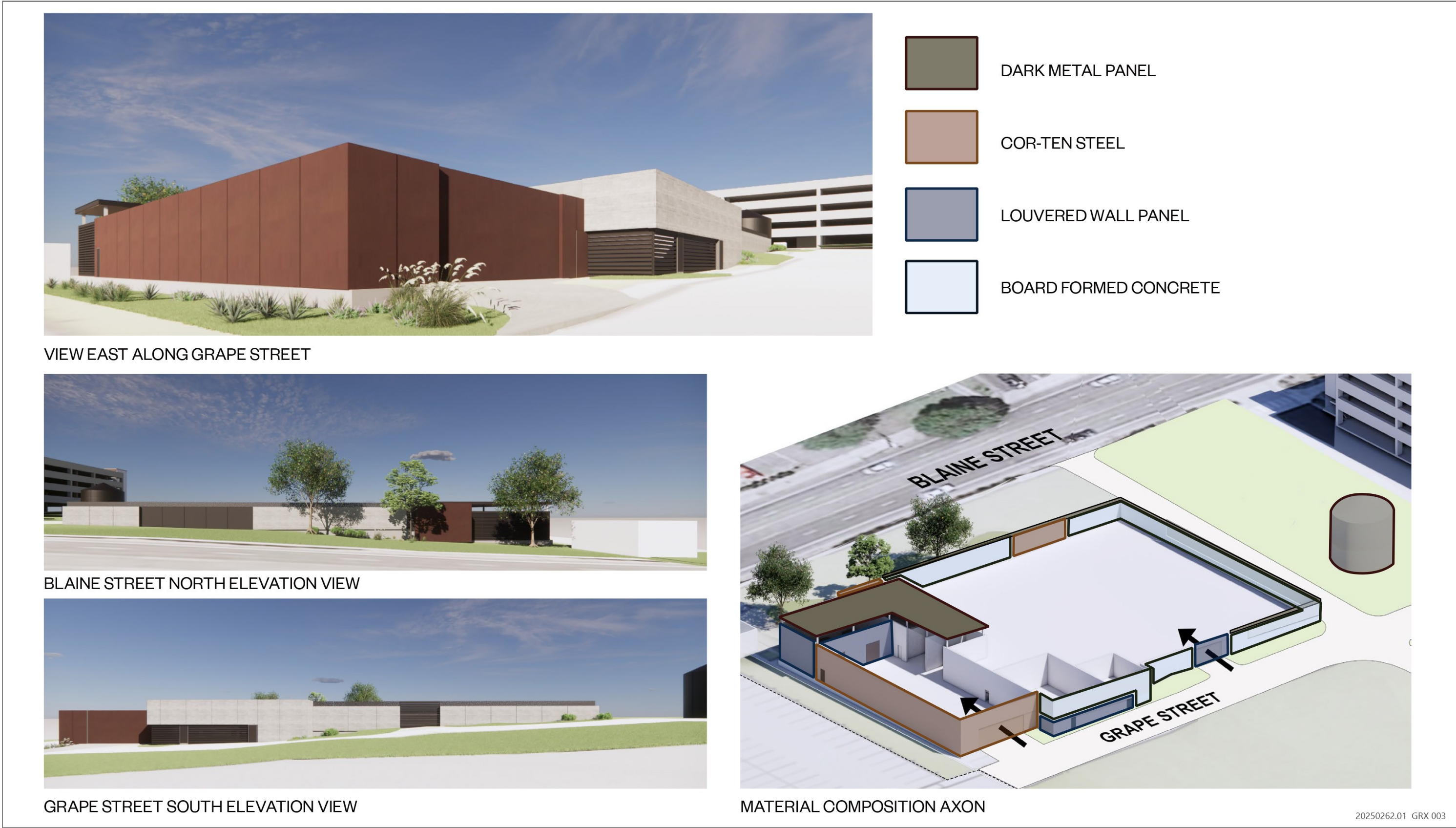
Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 4-2 Aerial View Looking Southeast from Canyon Crest Drive



Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 4-3 Conceptual Design of the ND CUP, with Views East Along Grape Street, View of the North Side Along Blaine Street, and View of the South Side Along Grape Street

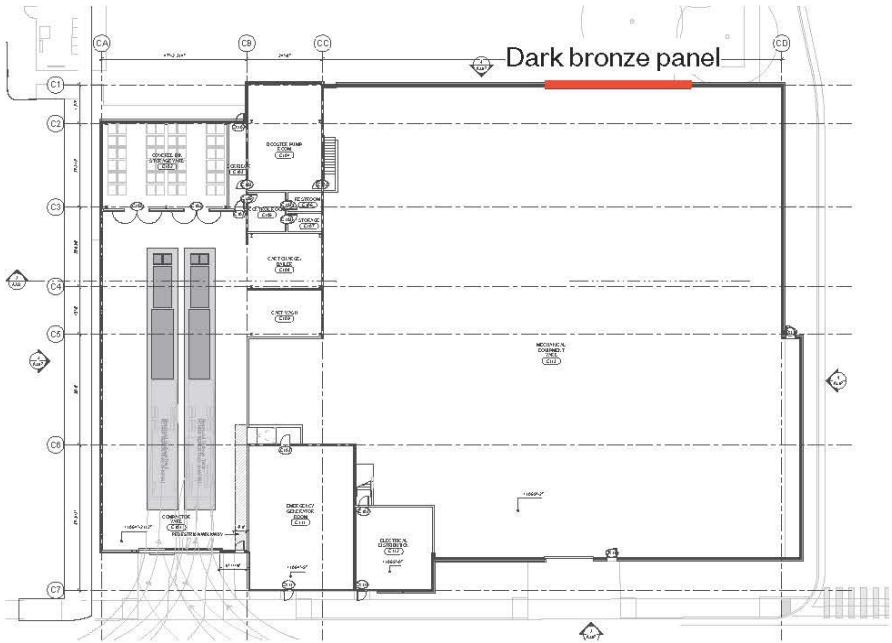


Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

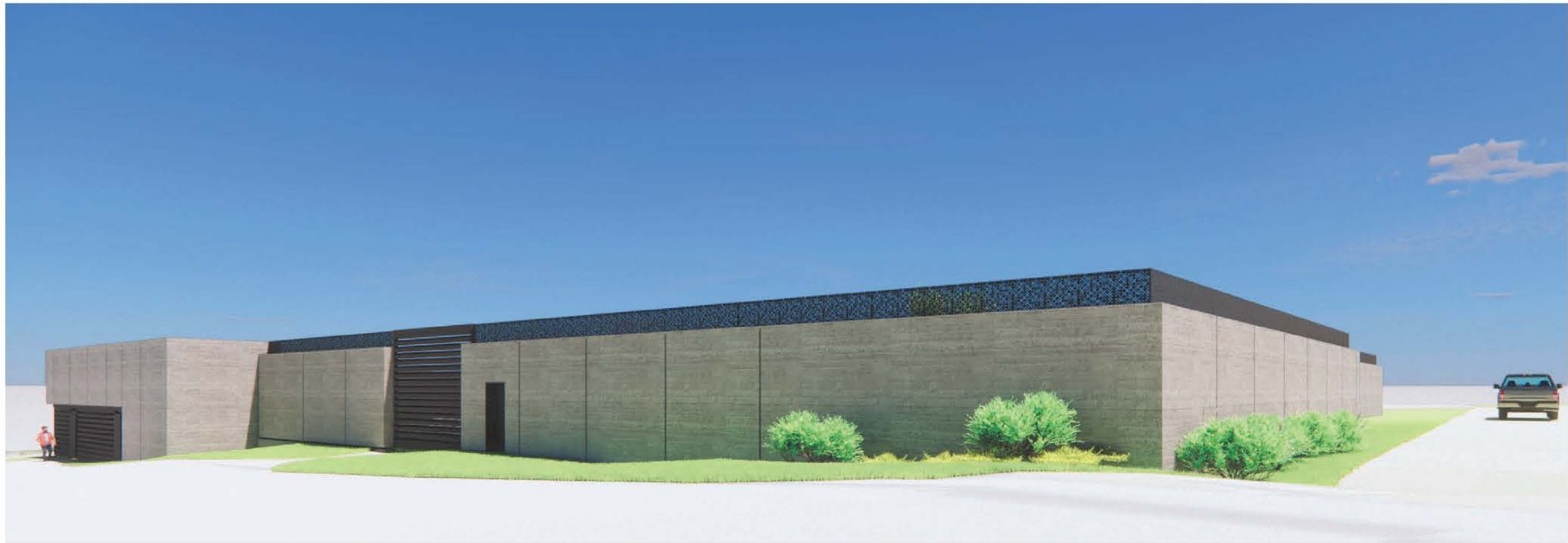
Figure 4–4 ND CUP Conceptual Massing and Articulation



VIEW EAST ALONG GRAPE STREET



PLAN LAYOUT



VIEW WEST ALONG GRAPE STREET

Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 4-5 View of North District Phase 3 at W. Linden Street and Canyon Crest Drive Looking East



Source: Image produced and provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 4-6 View of ND CUP and Blaine Street Parking Structure Along Blaine Street East of Canyon Crest Drive Looking East



Source: Image produced and provided by SCB to UCR in 2026; adapted by Ascent in 2026.

As shown in Figure 4–6, the Blaine Street PS would partially obstruct views of the Box Springs Mountains from some publicly accessible viewpoints immediately adjacent to the structure, including portions of Blaine Street and nearby campus areas. However, the structure would be located within an already developed campus setting containing existing student housing, recreational facilities, roadways, and other campus buildings, and views of the Box Springs Mountains would continue to be available from numerous publicly accessible locations within and around the campus.

Consistent with the analysis in the NDD Plan EIR, the proposed Blaine Street PS would not result in a substantial adverse effect on scenic vistas because it would be consistent with the development intensity, building heights, and land uses previously contemplated in the NDD Plan area and evaluated in the NDD Plan EIR. Therefore, the proposed Blaine Street PS would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to scenic vistas.

b) ND Ph3, ND CUP, and Blaine Street PS

The NDD Plan area is not located on or near a State Scenic Highway. Therefore, the NDD Plan EIR concluded that No Impacts would occur to a scenic resource within a state scenic highway.

There are 21 existing trees within the proposed ND Ph3 and ND CUP project area and all are expected to be removed in order to construct the student housing buildings and the ND CUP. Thirty-three trees in the temporary surface parking lot at the Blaine Street PS site will be removed to construct the parking structure. Consistent with the NDD Plan EIR, the trees will be replaced at a 4:1 tree replacement ratio.

Because the NDD Plan area is not located on or near a State Scenic Highway, the conclusions of no Impact from the NDD Plan EIR would apply to the proposed project and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to scenic resources within a State Scenic Highway.

- c) The NDD Plan EIR determined that impacts on visual character and scenic quality would be less than significant. The NDD Plan conceptually considered an Athletic Events Center with up to 5,000 seats at the corner of Canyon Crest Drive and W. Linden Street, student housing up to six stories in height along the rest of Canyon Crest Drive and Blaine Street, parking structure(s) up to seven stories in height along Blaine Street and W. Linden Street, and passive recreation and student housing north of the ND Ph1 site. Although the NDD Plan would replace existing single-story buildings with taller buildings and parking structures visible from Blaine Street and Watkins Drive, the development would generally be consistent with the density and appearance of surrounding urban development. In addition, PS Campus & Community 1, PP 4.1-1 and PP 4.1-2(a) would be applicable and implemented for all development under the NDD Plan ensuring preservation and enhancement of the visual character and quality of the project site and the surrounding areas. Thus, the NDD Plan EIR concluded that with implementation of PS Campus & Community 1, PP 4.1-1 and PP 4.1-2(a) as well as the Campus Design Guidelines, the NDD Plan would preserve and enhance the visual character and quality of the site and surroundings and impacts would be less than significant.

ND Ph3 and ND CUP

The proposed ND Ph3 project component proposes three student housing buildings, ranging from five to seven stories in height, totaling approximately 455,000 gross square feet. The building heights would range from approximately 60 feet to 85 feet above grade. The proposed student housing buildings would activate W. Linden Street and the Recreation Mall by building out the area between the ND Ph1 and ND Ph2 sites, completing the ND Ph3 streetscape along W. Linden Street, and expanding the existing Central Park area. The ND Ph3 buildings would be configured to form courtyards for passive recreational use.

The proposed number of stories for two of the student housing buildings are consistent with stories and massing assumptions made for the NDD Plan and analyzed in the NDD Plan EIR. Although the middle building would be seven stories, the adjacent buildings would be stepped down to five and six stories. Additionally, the seven-story building would be set back from the public right-of-way (Canyon Crest Drive) and campus street (W. Linden Street). It should be noted that the existing ND Ph2 project includes buildings that are five to seven stories. The NDD Plan considered parking structure(s) up to seven stories. Thus, the ND Ph3 buildings would not substantially change the views from publicly accessible areas around the NDD Plan area, as compared to residential apartment buildings up to six stories, and would be consistent with the assumed stories of parking structures. As demonstrated in Figure 4–5, views of the Box Springs Mountains would still be available from publicly accessible vantage points. As shown in Figure 4–7, Figure 4–8, Figure 4–9, and Figure 4–10, design of the ND Ph3 project component would incorporate hardscape and landscaping consistent with the rest of campus. As shown in Figure 4–3 and Figure 4–4, the design of the ND CUP facilities would be compatible with the visual character of the campus with complementary architectural materials and panels and gates blocking views of utilities inside. The proposed ND Ph3 and ND CUP would be consistent with PP 4.1-1, which requires development of compatible building scale and massing as well as the use of complementary architectural styles and color palettes, preservation of existing site features where feasible, and appropriate site design. Consistent with PP 4.1-2(a), the project would incorporate campus landscape standards, including selection of appropriate plant materials, retention of existing trees where feasible, and use of water-conserving landscaping. In addition, the project would implement PS Campus & Community 1 by providing landscaped buffers and sensitive transitions between the proposed campus development and adjacent residential neighborhoods where appropriate. Although the proposed project involves minor refinements to the location of residential, utility/support facilities, open space, and parking uses within the NDD Plan area, the proposed ND Ph3 and ND CUP project components would remain consistent with the infill development pattern envisioned by the NDD Plan and would not substantially alter the visual quality of the site beyond that proposed under the NDD Plan and analyzed in the certified NDD Plan EIR.

Blaine Street PS

The Blaine Street PS project component would involve construction of a 6-level, approximately 2,000-space parking structure, approximately 65 feet in height, not including future solar PVs, parapets or elevator overruns, and no full levels below grade. The Blaine Street PS would be located within an urbanized campus setting along Blaine Street on an existing surface parking lot, with commercial uses and apartments to the north, recreational fields and student housing to the south, surface parking and the UCR Child Development Center to the east, and the ND CUP, vacant portions of the NDD Plan area, and surface parking to the west. Replacement of the existing surface parking lot with a multi-level parking structure would change the immediate visual character of the site by introducing a larger, vertical building form along the campus edge; however, this change was contemplated by the NDD Plan, which anticipated parking structure(s) up to seven stories in height along Blaine Street and W. Linden Street. The proposed Blaine Street PS would therefore be within the height assumptions evaluated in the NDD Plan EIR.

The Blaine Street design would avoid monolithic massing, incorporate articulation that expresses entries, pedestrian access points, stairs, and elevators, and reduce perceived mass and visual impact from adjacent residential neighborhoods and major street approaches. The exterior design criteria require durable, low-maintenance architectural systems that screen parked vehicles while maintaining natural ventilation. In addition, the landscape criteria call for perimeter landscaping, tree buffering along Blaine Street, and campus-standard hardscape and site furnishings to soften the scale of the structure and support visual character compatible with the campus.

Figure 4-7 View Looking North through the Breezeway of Building F, showing Landscaping and Design



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Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 4-8 View Looking North within the Courtyard, Just to the West of the Breezeway Between Buildings E and F, Showing Landscaping and Panel Styles of the Buildings



Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 4–9 View Looking East through Northern Edge of the Buildings, Showing Landscaping, Hardscaping, and Building Design Features



Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Figure 4-10 View Looking West from within the Central Building Showing Internal Building Design Features



Source: Image provided by SCB to UCR in 2026; adapted by Ascent in 2026.

Public views of the Blaine Street PS would primarily be available from Blaine Street, Watkins Drive, nearby sidewalks and campus walkways, and other publicly accessible areas surrounding the northern edge of campus. From these vantage points, the structure would be visible, but it would be viewed in the context of existing and planned campus development, roadway infrastructure, student housing, recreational facilities, and urban uses north of Blaine Street. The Blaine Street PS would be designed in accordance with the UCR Campus Construction and Design Standards and would implement PP 4.1-1 through compatible building scale, architectural articulation, and complementary materials, PP 4.1-2(a) through perimeter landscaping and campus-standard plantings, and PS Campus & Community 1 by providing landscaped buffers and a visually compatible transition along Blaine Street adjacent to nearby residential and commercial uses. Because the project would incorporate design features and landscape buffering consistent with the UCR Physical Design Framework, UCR Campus Construction and Design Standards, and applicable NDD Plan EIR planning strategies and programs and practices, the Blaine Street PS would not substantially degrade the existing visual character or quality of public views of the site or its surroundings, and no new significant impact would occur.

Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impact to visual character and quality.

4.1.4(c) Applicable MMs, PSs and/or PPs

PS Campus & Community 1: Provide sensitive land use transitions and landscaped buffers where residential off campus neighborhoods might experience noise or light from UCR activities.

PP 4.1-1 (modified in 2023): The Campus shall provide design professionals with the Campus Construction and Design Standards and instructions to implement the Standards, including those sections related to use of consistent scale and massing, compatible architectural style, complementary color palette, preservation of existing site features, and appropriate site and exterior lighting design.

PP 4.1-2(a) (modified in 2023): The Campus shall continue to provide design professionals with the Campus Construction and Design Standards and instructions to develop project-specific landscape plans that are consistent with the Standards with respect to the selection of plants, retention of existing trees, and use of water conserving plants, where feasible.

d) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan EIR determined that implementation of the NDD Plan would not create a new source of substantial light or glare which would adversely affect day or nighttime views with implementation of programs and practices and mitigation. Prior to redevelopment, the NDD Plan area formerly included lighting from existing buildings, parking lots/driveways, and surrounding multi-family and commercial development. Development of the NDD Plan would introduce substantially taller buildings, parking lots and structures, and associated new sources of lighting and glare to the area resulting in potentially significant impacts. The NDD Plan EIR required compliance with PP 4.1-1, PP 4.1-2(a) and PP 4.1-2(b) which focus on compatible campus design, landscaping, and lighting as well as implementation of mitigation measures MM 4.1-3(a) through MM 4.1-3(c) that provide specific controls for reflective materials, light spill/glare, and vehicle headlights. Accordingly, the NDD Plan EIR concluded that with implementation of PP 4.1-1, PP 4.1-2(a) and PP 4.1-2(b) as well as mitigation measures MM 4.1-3(a) through MM 4.1-3(c), development under the NDD Plan would not create a new source of substantial light or glare that would adversely affect day or nighttime views or substantially degrade the visual character or quality of the project site and immediate surroundings.

The proposed project would include similar light sources from those discussed in the NDD Plan EIR, such as building interior and exterior lighting proposed for student housing and parking lot lighting. Implementation of PP 4.1-1, PP 4.1-2(a), and MM 4.1-3(b) would require that the proposed structures and facilities be designed and constructed in compliance with the Campus Construction and Design Standards (formerly called Campus Design Guidelines).

Additionally, implementation of MM 4.1-3(a) through MM 4.1-3(c) would require that building materials for the ND Ph3 and ND CUP project components be made of non-reflective materials and building and pole lighting would be directed to the intended illumination site or shielded to reduce spill onto adjacent areas. The Blaine Street PS furnishings would be located in coordination with campus lighting, signage, buildings, and take advantage of shade. In addition, ingress and egress for new parking facilities would be designed to minimize the effects of vehicle headlights on adjacent uses through site design. Proposed lighting would also be designed to minimize light pollution by using the International Dark Sky Association's Model Lighting Ordinance light fixture selection criteria. For example, lighting on the rooftop parking level would be designed to minimize light spillage that might adversely affect nearby student and public residences and public roadways. The use of cutoff light fixtures or similar measures are required. Lighting mockups shall be reviewed with, and approved by, a University Representative. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to light and glare.

4.1.4(d) Applicable MMs, PSs and/or PPs

Refer to **PP 4.1-1 and PP 4.1-2(a)** above.

MM 4.1-3(a): Building materials shall be reviewed and approved as part of project-specific design and through approval of construction documents. Mirrored, reflective glass is prohibited on campus.

MM 4.1-3(b): All outdoor lighting on campus resulting from new development shall be directed to the specific location intended for illumination (e.g., roads, walkways, or recreation fields) to prevent stray light spillover onto adjacent residential areas. In addition, all fixtures on elevated light standards in parking lots, parking structures, and athletic fields shall be shielded to reduce glare. Lighting plans shall be reviewed and approved prior to project-specific design and construction document approval.

MM 4.1-3(c): Ingress and egress from new parking areas shall be designed and situated so as to minimize the impact of vehicular headlights on adjacent uses. Walls, landscaping, or other light barriers will be provided. Site plans shall be reviewed and approved as part of project-specific design and construction document approval.

4.1.5 Agriculture and Forestry Resources

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No Impact	No	No	No	No MMs, PSs, or PPs required
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact	No	No	No	No MMs, PSs, or PPs required
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	No Impact	No	No	No	No MMs, PSs, or PPs required
d) Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	No	No	No	No MMs, PSs, or PPs required
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No Impact	No	No	No	No MMs, PSs, or PPs required

a) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan area, which includes the proposed project site, as well as the off-site improvements are not in an area designated as Farmland. Implementation of the NDD Plan would not result in the loss of Farmland and there would be no impact. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to Farmland.

b) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan area, which includes the proposed project site, as well as the off-site improvements area are not in an area zoned for agricultural use or under a Williamson Act contract. Implementation of the NDD Plan would not conflict with existing zoning for agricultural use or a Williamson Act contract. The land uses within the NDD site includes student residential and mixed-use districts, athletics event

center, parking, and open space. Although the proposed project would involve a minor change in the location of residential housing and support uses, utility/support facilities, parking, and open space within the NDD Plan area, the uses would remain within the development envelope and land use categories analyzed in the NDD Plan EIR and would not introduce agricultural uses or convert land to agricultural use. As such, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to conflicts with existing zoning for agricultural use or a Williamson Act Contract.

c) ND Ph3, ND CUP, and Blaine Street PS

The NDD Plan area, which includes the proposed project site, as well as the off-site improvements area are not in an area zoned for, nor does it contain forest lands or timberland. The NDD Plan Land Use Designations include student residential and mixed-use districts, athletics event center, parking, and open space. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to forest land, timberland, or timberland production.

d) ND Ph3, ND CUP, and Blaine Street PS

The NDD Plan area, which includes the proposed project site, as well as the off-site improvements area do not contain forest lands. The project site is comprised of vacant areas with remnant landscape and hardscape areas as well as a surface parking lot with landscape and hardscape areas. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to forest lands or the conversion of forest land to non-forest use.

e) ND Ph3, ND CUP, and Blaine Street PS

No land within or surrounding the NDD Plan area, which includes the proposed project site, as well as the off-site improvements area are zoned for agricultural use. The NDD Plan Land Use Designations include student residential and mixed-use districts, athletics event center, parking, and open space. The NDD Plan would not construct any uses sensitive to agricultural activities or construct any use that would conflict with agricultural practices. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan IS and would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

4.1.6 Air Quality

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Conflict with or obstruct implementation of the applicable air quality plan?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard?	Less than Significant Impact with MM Incorporated (Construction); Significant and Unavoidable (Operation)	No	No	No	No MMs, PSs, or PPs required
c) Expose sensitive receptors to substantial pollutant concentrations?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required

a) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan does not increase enrollment at UCR, but rather provides additional on-campus housing and associated amenities, student support services, and recreational opportunities for the existing and projected campus population. At buildout, the NDD Plan includes up to 5,200 beds for a total assumed student population of 5,200 residing in the NDD Plan area. ND Ph1 constructed 1,506 beds and ND Ph2 constructed 1,568 beds to accommodate 3,074 students. Implementation of the proposed project would provide approximately 1,350 beds, a CUP, and an approximately 2,000-space parking structure. The NDD Plan includes the potential for 70 employees. The ND Ph1 includes 20 employees and ND Ph2 includes 21 employees. Implementation of the proposed ND Ph3 and ND CUP project components is expected to include 23 employees, and no new additional employees are anticipated for the Blaine Street PS project component. Therefore, the presumed total of 64 employees from ND Ph1, ND Ph2, and the proposed project would be within the 70 employees analyzed in the NDD Plan EIR.

There would be up to approximately 776 additional beds, to accommodate up to another 776 students, remaining for future phases to achieve buildout of the student housing assumed for the NDD Plan. Therefore, the anticipated 1,350 beds, 23 employees, and student population, associated with the proposed project would be within the total anticipated buildout number of beds and corresponding population assumptions analyzed in the NDD Plan EIR.

The NDD Plan EIR determined that the NDD Plan would neither conflict with the South Coast Air Quality Management District's (SCAQMD's) 2016 Air Quality Management Plan (AQMP) nor jeopardize the region's attainment of air quality standards. For reference, the 2021 LRDP EIR also used the SCAQMD's

2016 AQMP for its Air Quality analysis. Since certification of the NDD Plan Final EIR, an updated AQMP has been adopted by the SCAQMD. The 2022 AQMP is the current applicable air quality plan for the SCAQMD region, including the UCR campus. The 2022 AQMP incorporates local city general plans and Southern California Association of Governments' (SCAG's) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) socioeconomic forecast projections of regional population, housing, and employment growth, including the campus population. Since the 2022 AQMP is the most recent AQMP adopted by SCAQMD, it is used for this impact analysis in this Addendum.

In its 2020-2045 RTP/SCS, SCAG forecasts Riverside's population will increase by 759,000 persons from 2020 to 2045 to 3,252,000 total persons (SCAG 2020). The NDD Plan EIR states that the housing provided by the NDD Plan accommodates growth anticipated by campus under the 2005 LRDP and is not expected to increase enrollment not planned for by the campus, the City General Plan, or the SCAQMD AQMP. For reference, the 2021 LRDP EIR determined the proposed 2021 LRDP, which accounted for the buildout of the NDD Plan, would incrementally accommodate an additional 7,419 undergraduate students and 3,659 graduate students plus 2,806 faculty and staff, resulting in a net increase to the campus population of approximately 13,884 people by the 2035 horizon year (UCR 2021b). The net increase of 13,884 people by academic year 2035/2036 was found to be within the total regional population projections for 2035 of 356,839 net increase in regional population, and like the discussion herein, would continue to be within the total regional population projections for 2045.

Because the proposed project would be within the existing student housing demand and population from the NDD Plan, the proposed project would not induce population growth in the project vicinity, beyond SCAG projections. Additionally, there would be no anticipated population or employment growth associated with the operations of the ND CUP or the Blaine Street PS. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to conflicts with the AQMP.

b) ND Ph3, ND CUP, and Blaine Street PS

Construction activities for the ND Ph3 housing, student services, and ND CUP components of the proposed project are anticipated to begin in April 2027 and last for approximately 25 months. Construction activities for the Blaine Street PS component of the proposed project are anticipated to begin in January 2027 and last for approximately 20 months. Operation of the Blaine Street PS is anticipated in 2028 while operation of the ND Ph3 and ND CUP is anticipated in 2029.

Construction

The discussion in the NDD Plan EIR indicated that although the initial analysis for remaining future phases of the NDD Plan were not expected to exceed SCAQMD regional or localized thresholds during subsequent phases of construction of the NDD Plan, emissions could be higher or lower, depending on the various construction factors that affect emissions, such as construction schedule, time and phasing, type and number of equipment, etc. The NDD Plan EIR concluded that with implementation of MM 4.3-1b (construction emissions control plan) and MM 4.3-1c (volatile organic compounds [VOC] control measures) from the 2005 LRDP EIR, future construction emissions from development of the NDD Plan would not exceed SCAQMD thresholds and would be less than significant.

Construction of the proposed project would result in the temporary generation of air pollutants from operation of heavy construction equipment and generation of fugitive dust in the construction area. The proposed project would be required to implement dust control measures consistent with the SCAQMD Rule 403 (fugitive dust) during the construction phases. The construction emissions of the proposed

project were estimated using the newest version (version 2022.1.1.45) of the California Emissions Estimator Model (CalEEMod) since certification of the NDD Final EIR – CalEEMod version 2022.1. CalEEMod uses project-specific information, including the project’s land uses, square footage for different uses (e.g., student housing, parking spaces, etc.), location, and other project specific data such as grading and demolition quantities to model a project’s emissions. Construction emissions modeled include emissions generated by construction equipment, such as worker and vendor trips. Construction was analyzed based on defaults contained in CalEEMod, and from project-specific inputs for the proposed project. It is assumed that all construction equipment used would be diesel-powered. Construction of the proposed project would include demolition of the existing parking lot asphalt and landscape materials, totaling approximately 2,221 tons. The CalEEMod default inputs, project-specific inputs, and model results are provided in Appendix A to this Addendum.

Maximum daily construction emissions would be below regulatory thresholds for all criteria pollutants (Table 4.1.6– 1). Therefore, the proposed project would not exceed SCAQMD regional thresholds and would not result in a cumulatively considerable increase of any criteria pollutants and would be less than significant, without the implementation of MM4.3-1b and MM4.3-1c of the NDD Plan EIR.

Table 4.1.6– 1 Regional and Localized Construction Emissions Summary

	Maximum Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Year						
2027	6	72	63	<1	30	9
2028	20	21	46	<1	5	2
2029	50	7	11	<1	1	<1
Maximum Daily Emissions	50	72	63	<1	30	9
SCAQMD Regional Thresholds	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations.

VOC = volatile organic compounds; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = Sulfur oxides; PM₁₀ = Particulate matter 10 micrometers in diameter or less; PM_{2.5} = Fine particulate matter 2.5 micrometers in diameter or less; lbs/day = pounds per day

Source: Modeled by Ascent in 2026.

Operation

The discussion in the NDD Plan EIR indicated that full build out of the NDD Plan would result in significant regional emissions of VOC, nitrogen oxides (NO_x), carbon monoxide (CO), and particulate matter 10 micrometers in diameter or less (PM₁₀). NO_x, CO and PM₁₀ emissions are primarily associated with offsite motor vehicle and area source emissions. However, this is a conservative finding as the NDD Plan, including the proposed project, includes design features to reduce vehicle emissions, such as electric vehicle charging, bicycle parking, and is a mixed-use design. A primary objective of the NDD Plan is to provide on-campus student housing, transitioning students from commuter to resident status, thereby reducing the need to use vehicles and reducing vehicle emissions. In addition, the mixed-use amenities contemplated in the NDD Plan as well as elsewhere on campus will provide local retail and dining options for students, further reducing the need to travel off campus for these amenities. The proposed project is consistent with the NDD Plan and consists of approximately 1,350 beds in

apartment-style units, student housing support services (e.g., residential service office, laundry, fitness space, lounge, study spaces and meeting rooms, music room, multipurpose room, and retail), the ND CUP, and the Blaine Street PS.

Operation of the proposed project would result in the emissions of CO, VOCs, NO_x, sulfur oxides (SO_x), PM₁₀, and fine particulate matter 2.5 micrometers in diameter or less (PM_{2.5}). Proposed project operational emissions are expected from the following primary sources: mobile source (vehicular trips and VMT associated with the project's land use types), area sources (consumer products, architectural coatings, and landscape maintenance equipment), and an emergency backup generator. There are no energy source emissions as the project would be fully electric and natural gas would not be used. The operational emissions of the proposed project were estimated using CalEEMod version 2022.1.1.45. CalEEMod uses project-specific information, including the project's land uses, square footage for different uses (e.g., student housing, the ND CUP and associated equipment, and parking structure), and location to model a project's emissions. The CalEEMod default inputs, project-specific inputs, and model results are provided in Appendix A to this Addendum.

The operation emissions by emission source generated by the proposed project would not exceed the applicable SCAQMD regional thresholds for emissions of any criteria pollutants (Table 4.1.6– 2).

Table 4.1.6– 2 Regional Operational Emissions

Emission Source	Maximum Daily Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Mobile	4	3	22	<1	5	1
Area	12	<1	26	<1	<1	<1
Stationary	1	3	2	<1	<1	<1
Total Maximum Daily Emissions	17	6	49	<1	5	1
SCAQMD Regional Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations.

VOC = volatile organic compounds; NO_x = nitrogen oxide; CO = carbon monoxide; SO_x = Sulfur oxides; PM₁₀ = Particulate matter 10 micrometers in diameter or less; PM_{2.5} = Fine particulate matter 2.5 micrometers in diameter or less; lbs/day = pounds per day

Source: Modeled by Ascent in 2026.

Operational emissions from the proposed project would be well below applicable SCAQMD regional thresholds, would not result in a cumulatively considerable increase of any criteria pollutants, and would be less than significant. The proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact from construction and operational emissions.

c) **ND Ph3, ND CUP, and Blaine Street PS**

Consistent with the discussion in the NDD Plan EIR, a project that would produce net emissions that exceed the SCAQMD's thresholds of significance for NO_x, CO, PM₁₀ or PM_{2.5} expose sensitive receptors to substantial concentrations of these local pollutants and would be considered significant. For the purposes of this analysis, emissions associated with peak demolition, site preparation, and grading activities are considered for the purposes of SCAQMD localized significance thresholds since these

phases represent the maximum localized emissions that would occur during construction. Table 4.1.6– 3 identifies localized impacts of the proposed project at the nearest receptor location in the vicinity.

Table 4.1.6– 3 Localized Construction Emissions

Year	Maximum Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
2027	56	57	23	9
2028	18	26	1	1
2029	6	10	<1	<1
Localized Maximum Emissions	56	57	23	10
<u>SCAQMD Localized Thresholds^a</u>	302	2,178	40	10
Threshold Exceeded?	No	No	No	No

Notes: NO_x = nitrogen oxide; CO = carbon monoxide; PM₁₀ = Particulate matter 10 micrometers in diameter or less; PM_{2.5} = Fine particulate matter 2.5 micrometers in diameter or less; lbs/day = pounds per day

^a SCAQMD localized thresholds for a 5-acre site located in SRA 23, 50 meters from nearest sensitive receptor

Source: Modeled by Ascent in 2026.

Emissions from construction of the proposed project would not exceed the SCAQMD localized thresholds and would have a less than significant impact for localized project-related construction-source emissions (Table 4.1.6– 3). Consistent with the NDD Plan EIR discussion, the proposed project would not include typical sources of acutely and chronically hazardous toxic air contaminants such as industrial manufacturing processes and automotive repair facilities, or substantial sources of diesel particulate emissions (e.g., truck stops warehouse distribution facilities). Long-term operation of the NDD Plan, including the proposed project, would not have any significant impacts on pollutant concentrations at nearby receptors.

Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant. The proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact from exposing sensitive receptors to substantial pollutant concentrations.

d) ND Ph3, ND CUP, and Blaine Street PS

The IS prepared for the NDD Plan EIR states that construction of projects within the NDD Plan area would require the use of diesel-fueled equipment and architectural coatings, both of which have an associated odor but these would be short-term and temporary and would not be pervasive enough to affect a substantial number of people nor would they be objectionable. The land use and operational activities for the proposed project would be consistent with those identified in the NDD Plan and analyzed in the NDD Plan IS. Odor sources generated by the proposed ND Ph3, ND CUP, and Blaine Street PS are anticipated to be similar to those identified in the NDD Plan IS (e.g., cooking activities, maintenance products) but would also include a trash compactor located approximately 360 feet from the nearest receptor. These odors would be temporary and limited in area and are not pervasive enough to cause objectionable odors affecting a substantial number of people. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to odors.

4.1.7 Biological Resources

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the Certified EIR?	Do New Circumstances Require Major Revisions to the Certified EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service?	No Impact	No	No	No	No MMs, PSs, or PPs required
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	No Impact	No	No	No	No MMs, PSs, or PPs required
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No Impact	No	No	No	No MMs, PSs, or PPs required
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than Significant with MMs Incorporated	No	No	No	MM BIO-1 MM BIO-2
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact	No	No	No	No MMs, PSs, or PPs required
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact	No	No	No	No MMs, PSs, or PPs required

a) **ND Ph3, ND CUP, and Blaine Street PS**

Prior to redevelopment, the NDD Plan area was developed with the Canyon Crest Family Student Housing Complex. The NDD Plan IS determined that the NDD Plan area, including the proposed project site and off-site improvement areas, did not contain sensitive biological resources and that no special-status species had the potential to occur within the NDD Plan areas. The proposed project would be

constructed on a previously disturbed portion of the NDD Plan area and would not substantially alter the development footprint or introduce development into previously undisturbed habitat.

Since certification of the NDD Plan EIR, the regulatory status of Crotch's bumble bee (*Bombus crotchii*) as a California Endangered Species Act (CESA) candidate species known to have extensive range within the state went into effect in September 2022. CESA candidate species are afforded the same legal protections as state-listed threatened or endangered species during the candidacy period. However, the previously disturbed nature of the development footprint along with the presence of development surrounding the site, precludes the establishment or presence of suitable habitat to support Crotch's bumble bee. Due to the site condition, there is low potential for Crotch's bumble bee to occur within the project site and construction of the project is not expected to result in direct or indirect impacts to this species.

Similarly, since certification of the NDD Plan EIR, the regulatory status of the western spadefoot toad (*Spea hammondi*), a species with low potential to occur on the site (see below), has changed. In October 2026, following initial Petition Notice and a candidacy designation vote, the Notice of Findings for the species was published in the California Regulatory Notice Register by the California Fish and Game Commission making the candidate listing for western spadefoot toad official under CESA. However, the project site has been historically disturbed and is surrounded by existing urban development, which has removed suitable habitat and foraging opportunities from the site. In addition, the site does not contain stream features that would provide a potential movement pathway for western spadefoot from nearby habitat. These conclusions were confirmed by a thorough aerial and publicly available data review conducted by Ascent biologists, which did not detect the presence of vernal pool or other suitable breeding habitat for western spadefoot within the project site. Thus, the existing site conditions result in a low potential for the species to occur within the proposed project site.

Therefore, although the western spadefoot's regulatory status changed after certification of the NDD Plan EIR, the proposed project would not be expected to result in new or substantially more severe impacts to the species relative to those identified in the NDD Plan IS. The proposed project would remain consistent with the analysis and determination in the NDD Plan IS and the proposed project would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact to any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.

b) ND Ph3, ND CUP, and Blaine Street PS

The NDD Plan area and off-site improvements are not located within a riparian zone or within gnatcatcher critical habitat and thus would not impact a sensitive natural community. Therefore, the proposed project would be consistent with the analysis and determination in the NDD Plan IS and would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact to riparian habitat or other sensitive natural community.

c) ND Ph3, ND CUP, and Blaine Street PS

The NDD Plan area and off-site improvements do not contain State or federally protected seasonal wetlands or jurisdictional waters of the United States. Therefore, the proposed project would be consistent with the analysis and determination in the NDD Plan IS and the proposed project would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact to wetlands.

d) ND Ph3, ND CUP, and Blaine Street PS

The NDD Plan area includes previously disturbed land and is surrounded by urban land uses and does not serve as a wildlife corridor or a regional connection to or between open space areas. As determined in the NDD Plan EIR, removal of trees while implementing the NDD Plan could potentially impact nesting birds. MM BIO-1 and MM BIO-2 from the NDD Plan EIR would be required during the implementation of the proposed project to reduce any potential impact on nesting bird species to a less than significant level. Therefore, the proposed project would be consistent with the analysis and determination in the NDD Plan IS and the proposed project would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact to wildlife movement or impact wildlife corridors or linkages.

4.1.7(d) Applicable MMs, PSs and/or PPs:

MM BIO-1 (modified in 2023): Prior to the onset of construction activities that would result in the removal of mature trees and would occur between mid-February and end of August, surveys for nesting special-status avian species and raptors shall be conducted following the California Department of Fish and Wildlife (CDFW) guidelines. If no active avian nests are identified on or within 250 feet of the construction site, no further mitigation is necessary.

MM BIO-2: If active nests of special-status avian species or raptors are found within the construction footprint or within 250 feet of the construction site, exterior construction activities shall be delayed until the young have fledged or appropriate mitigation measures responding to the specific situation have been developed and implemented in consultation with CDFW.

e) ND Ph3, ND CUP, and Blaine Street PS

The NDD Plan would not conflict with any policies for the protection of biological resources. There are 21 existing trees within the ND Ph3 and ND CUP project area and 33 existing trees within the Blaine Street PS area, all of which are proposed to be removed. The trees will be replaced at a 4:1 tree replacement ratio. Therefore, the proposed project would be consistent with the analysis and determination in the NDD Plan IS and would not conflict with any policies for the protection of biological resources, and the proposed project would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact to conflict with the UCR Tree Preservation and Replacement Guidelines.

f) ND Ph3, ND CUP, and Blaine Street PS

The NDD Plan area, which includes the proposed project site, as well as the off-site improvements area are not within the portion of the campus that is included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell and therefore is not subject to any conservation efforts. As outlined above, the NDD Plan area, includes previously disturbed land and is surrounded by urban land uses and does not serve as a wildlife corridor or a regional connection to or between open space areas. Therefore, the proposed project would be consistent with the analysis and determination in the NDD Plan IS and the proposed project would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact to conflict with the Western Riverside MSHCP.

4.1.8 Cultural Resources

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Less than Significant with MM Incorporated	No	No	No	MM CUL-1
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Less than Significant with PP Incorporated	No	No	No	PP 4.5-5

a) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan IS analyzed the Canyon Crest Family Student Housing complex which concluded it was not eligible for listing in the National Register of Historic Places or California Register of Historical Resources. Demolition of the Canyon Crest Family Student Housing complex occurred as part of the demolition activities for development of ND Ph1. The proposed project site is comprised of vacant areas with remnant landscape and hardscape areas as well as a surface parking lot with associated landscape and hardscape areas; no historical resources exist within these areas. Similarly, because the prior historic and cultural resources evaluations did not identify any historical or archaeological resources within the NDD Plan area, and the off-site improvements along W. Linden Street, Blaine Street, and the Recreation Mall would occur within the existing developed campus and roadway environment and would not involve alteration or demolition of a known historical resource, the offsite improvement area is not anticipated to affect historical resources. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to historical resources.

b) **ND Ph3, ND CUP, and Blaine Street PS**

The Eastern Information Center conducted a cultural resources records search and literature review for the NDD Plan area, which includes the ND Ph3, ND CUP, and Blaine Street PS sites, as part of the NDD Plan IS. It was determined that while no evidence of prehistoric activity has been previously identified in the NDD Plan area, and the field survey did not result in discovery of any unknown surface archaeological resources, the NDD Plan area is situated in an area that was traversed by Native American groups, as evidenced by sites located a short distance to the southwest. Therefore, consistent with the NDD Plan IS, the proposed project would be subject to MM CUL-1 in the unlikely event unknown archaeological resources are encountered during earth-disturbing activities. Therefore, the proposed project would remain consistent with the requirements of the NDD Plan EIR and the proposed

project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to archaeological resources.

4.1.8(b) Applicable MMs, PSs and/or PPs:

MM CUL-1: If an archaeological resource is discovered during construction, all soil-disturbing work within 100 feet of the find shall cease and the University Representative shall contact a qualified archaeologist meeting the Secretary of Interior standards within 24 hours of discovery 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 determine if it is feasible, through project design measures to preserve the find intact. If it cannot be preserved, the University shall retain a qualified non-University archaeologist to design and implement a treatment plan, prepare a report, and salvage the material, as appropriate. Any important artifacts recovered during monitoring shall be cleaned, catalogued, and analyzed, with the results presented in a report of finding that meets professional standards.

If significant Native American cultural resources are discovered, as determined by the consulting archaeologist for which a Treatment Plan must be prepared, the developer, or his archaeologist shall immediately contact the University Representative. The University Representative shall contact the appropriate Tribal representatives.

If requested by Tribal representatives, the University, the developer, or his project archaeologist shall in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, return of artifacts to tribe).

c) ND Ph3, ND CUP, and Blaine Street PS

California law recognizes the need to protect Native American human burials, skeletal remains, and items associated with Native American burials from vandalism and inadvertent destruction. The procedures for the treatment of Native American human remains are contained in California Health and Safety Code Sections 7050.5 and 7052 and California PRC Section 5097. If human remains are discovered during any construction activities, potentially damaging ground-disturbing activities around the remains and a 100-foot-buffer area shall be halted immediately, and UCR shall notify the Riverside County Coroner and Native American Heritage Commission (NAHC) immediately, according to PRC Section 5097.98 and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the NAHC to be Native American, the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. Following the Coroner's findings, UCR and the NAHC-designated most likely descendant shall recommend the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in California PRC Section 5097.94. Compliance with California Health and Safety Code Sections 7050.5 and 7052 and California PRC Section 5097 would provide an opportunity to avoid or minimize the disturbance of human remains, and to appropriately treat any remains that are discovered.

No formal cemeteries are known to have occurred on the campus, including the entire NDD Plan area; therefore, the likelihood of encountering human remains is considered low. Ground-disturbing construction activities, however, could uncover previously unknown human remains. Consistent with the requirements of the NDD Plan IS, the proposed project would incorporate PP 4.5-5 to reduce potential impacts to human remains to a less than significant level. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR, and the proposed

project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact on human remains.

4.1.8(c) Applicable MMs, PSs and/or PPs:

PP 4.5-5: In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area of the find shall be protected and the University immediately shall notify the Riverside County Coroner of the find and comply with the provisions of PRC Section 5097 with respect to Native American involvement, burial treatment, and re-burial, if necessary.

4.1.9 Energy

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required

These specific thresholds related to energy were not explicitly addressed in the certified NDD Plan EIR because this topic was not included in the CEQA Guidelines in effect at the time. However, Section 4.3, Greenhouse Gas Emissions, and Section 4.11, Utilities, of the NDD Plan EIR did include an analysis of energy consumption for the NDD Plan. This Addendum provides an analysis of proposed project's potential effects related to energy, using the analysis from Section 4.3 and Section 4.11 of the NDD Plan EIR and current CEQA Guidelines thresholds related to project energy impacts.

a) **ND Ph3, ND CUP, and Blaine Street PS**

The UCR campus energy needs are met by utilizing electricity and natural gas. UCR purchases electricity for campus operations from RPU and through a power purchase agreement for on-site generation from the campus' solar infrastructure. Additionally, per the UC SPP, UCR will purchase clean electricity through UC's Indirect Access Program. The campus supply of natural gas is derived from Southern California Gas, which currently delivers natural gas to campus through high pressure distribution lines. UCR privately distributes medium pressure gas throughout East Campus and West Campus. The proposed project would require the use of electricity for lighting, appliances, heating, and cooling. No natural gas would be used for space or water heating pursuant to the SPP. The proposed project's electricity demand would be served by RPU. Implementation of the proposed project would connect to the electrical line located within the public rights-of-way along Canyon Crest Drive, Blaine Street, and/or W. Linden Street.

The proposed project construction activities would result in a temporary increase in energy consumption through the combustion of fossil fuels in construction vehicles, worker commute vehicles and construction equipment, and the use of electricity for temporary buildings, lighting, and other sources. The proposed project would also consume energy for building heating and cooling, refrigeration, lighting, electricity, and commercial equipment when occupied and in use. However, the proposed project would be required to comply with the energy conservation strategies expressed in the SPP and its overall design would meet minimum LEED Gold certification for the ND Ph3 project and would achieve ParkSmart Gold for the Blaine Street PS. New visitor and employee vehicle trips and fleet

vehicle trips associated with proposed project operations would also be a source of energy consumption.

The construction and operational energy demand of the proposed project were estimated using CalEEMod version 2022.1.1.45. Direct and indirect energy consumption associated with construction and operations were quantified based on estimates from CalEEMod as well as supplemental data sources from CARB related to fuel demand for construction equipment and vehicular activity. The CalEEMod default inputs, project-specific inputs, and model results are provided in Appendix A to this Addendum.

Construction

The proposed project construction activities would also consume an estimated 118,029 gallons of diesel fuel for construction equipment use, 45,339 gallons of diesel fuel for construction vendor/haul trips, and 77,975 gallons of gasoline for construction worker trips, which represent a “single-event” diesel and gasoline demand. Use of fuel during construction would not be atypical for the type of construction proposed because there are no unusual or energy-intensive aspects of the project’s construction process and construction equipment would conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies. Regarding construction worker trips, the 2025 Integrated Energy Policy Report (IEPR) released by the California Energy Commission (CEC) has shown that fuel efficiencies are getting better within on- and off-road vehicle engines due to more stringent government requirements (CEC 2025) and thus future construction would be more efficient than previous construction equipment used in the NDD EIR. Therefore, energy consumption for construction activities would not be considered inefficient, wasteful, or otherwise unnecessary.

Operation

Energy would also be consumed by the proposed project-generated traffic as a function of total VMT and estimated vehicle fuel economies of vehicles accessing the project site. The proposed project would result in an estimated 2,402,747 annual VMT and associated annual fuel consumption of 96,117 gallons of fuel. A VMT Screening Evaluation was prepared for the proposed project (further discussed in Section 4.1.20, “Transportation,” of this Addendum) following the Governor’s Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA. The proposed project meets the Technical Advisory’s Low Area VMT for Residential and Office Projects screening criteria, the Transit Availability Screening criteria, and meets the Locally Serving Uses Screening criteria, and the proposed project would have a less than significant impact on VMT consistent with the findings of the NDD Plan EIR.

The proposed project proposes conventional residential uses reflecting contemporary energy efficient/energy conserving designs and operational programs. The proposed project operational energy demands are estimated to result in a 4,143,249 kilowatt per hour (kWh) per year of electricity. The project does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other residential land use projects of similar scale and configuration, that would also be required at a minimum to comply with applicable Title 24 standards. The proposed project is anticipated to have reduced energy demands compared to other residential land use projects because it would also be required to comply with energy conservation strategies expressed in the SPP and its overall design would meet minimum LEED Gold certification. Therefore, the proposed project would not result in wasteful, inefficient, or unnecessary use of energy during construction or operation or associated potentially significant environmental impacts. The proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not

result in a new significant impact or a substantial increase in the severity of a previously identified significant impact from energy consumption.

b) **ND Ph3, ND CUP, and Blaine Street PS**

The proposed project would be required to comply with all building design standards set in California Building Code (CBC) Title 24 which mandates implementation of energy efficient building design; abide by Senate Bill (SB) 100 standards as the proposed project would be powered by an existing State electricity grid; and comply with SPP and other UC requirements related to energy reduction and carbon-free energy use.

2025 Integrated Energy Policy Report

As indicated above in Threshold 4.1.9 a) above, energy usage at the proposed project site during construction would be temporary in nature. In addition, energy usage associated with operation of the proposed project would be relatively small in comparison to the State's available energy sources and energy impacts would be negligible at the regional level. Because California's energy conservation planning actions are conducted at a regional level and because the proposed project's total impacts to regional energy supplies would be minor, the proposed project would not conflict with California's energy conservation plans as described in the CEC's 2025 IEPR (CEC 2025). In addition, the proposed project would comply with applicable 2025 Title 24 and California Green Building Standards Code, which would ensure the proposed project would not otherwise interfere with, nor obstruct implementation of the goals presented in the 2025 IEPR.

2023 Riverside Public Utilities Integrated Resource Plan (IRP)

Electricity would be provided by RPU. RPU's 2023 IRP builds on existing State programs and policies (RPU 2024). As such, the proposed project would be consistent with, and would not otherwise interfere with, nor obstruct implementation of the goals presented in the 2023 IRP. Additionally, the proposed project would comply with the applicable Title 24 standards which would ensure that energy demands would not be inefficient, wasteful, or otherwise unnecessary. As such, development of the proposed project would support the goals presented in the 2023 IRP.

The proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact from conflicting with or obstructing a State or local plan for renewable energy or energy efficiency.

4.1.10 Geology and Soils

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Less than Significant with PSs and PPs Incorporated	No	No	No	PS Open Space 4 PS Conserv. 2 PS Conserv. 3 PP 4.6-1(a) PP 4.6-1(b) PP 4.6-1(c) PP 4.6-2(a) PP 4.6-2(b)
ii) Strong seismic ground shaking?	Less than Significant with PSs and PPs Incorporated	No	No	No	PS Open Space 4 PS Conserv. 2 PS Conserv. 3 PP 4.6-1(a) PP 4.6-1(b) PP 4.6-1(c) PP 4.6-2(a) PP 4.6-2(b)
iii) Seismic-related ground failure, including liquefaction?	No Impact	No	No	No	No MMs, PSs, or PPs required
iv) Landslides?	No Impact	No	No	No	No MMs, PSs, or PPs required
b) Result in substantial soil erosion or the loss of topsoil?	Less than Significant with PSs and PPs Incorporated	No	No	No	PS Open Space 4 PS Conserv. 2 PS Conserv. 3 PP 4.6-2(a) PP 4.6-2(b)
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than Significant with PSs Incorporated	No	No	No	PP 4.6-1(a) PP 4.6-1(b) PP 4.6-1(c)
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Less than Significant with PSs Incorporated	No	No	No	PP 4.6-1(a) PP 4.6-1(b) PP 4.6-1(c)

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or Substantially More Severe Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	No Impact	No	No	No	No MMs, PSs, or PPs required
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than Significant with PP Incorporated	No	No	No	PP 4.5-4

a) i – iv) **ND Ph3, ND CUP, and Blaine Street PS**

The campus is located approximately 5 miles southwest of the San Jacinto Fault Zone, 13.5 miles southwest of the San Andreas Fault Zone, 15 miles northeast of the Elsinore Fault Zone, and 20 miles southeast of the Cucamonga Fault Zone (DOC 2026). As such, there are no faults that cross the NDD Plan area, which includes the project site, and there is a low risk of surface fault rupture. The proposed project still has the potential to be subject to ground shaking generated from seismic events that originate from the above-mentioned fault zones.

Similar to the NDD Plan EIR discussion, the proposed project would implement PP 4.6-1(a), PP 4.6-1(b), and PP 4.6-1(c) to ensure that the new buildings would be designed to be consistent with current seismic and geotechnical engineering practice to provide adequate safety levels, as defined in the California Code of Regulations (CCR) and the University Policy on Seismic Safety. In addition, a Geotechnical Investigation Report was prepared for the ND Ph3 project component as well as the Blaine Street PS project component (provided in Appendices B and C to this Addendum, respectively) which included performing borings and geotechnical laboratory testing of soil samples to characterize subsurface conditions of the project site and evaluate seismic and geologic hazards. According to both reports, earth materials encountered during subsurface investigations generally consist of a thin layer of undocumented fill underlain by alluvial fan deposits which extend to the total depth of exploration (approximately 51.5 feet). The undocumented fill layer is on the order of approximately 1 to 6 feet thick across the site. Groundwater was not encountered within any borings drilled to the maximum depth of 51.5 feet; however, is reportedly situated at a depth of approximately 100 feet below ground surface. Additionally, according to both reports, the project site is located in an area mapped by Riverside County as an area of low concern for liquefaction and within a minimal flood hazard area. The project site is also not within an area with the potential for earthquake-induced landslides considering the site is relatively flat and not close to significant slopes; however, based on field exploration results, seismic settlement is possible at the site (Appendices B and C). The NDD Plan EIR found that the NDD Plan area, which includes the project site, is characterized by relatively flat topography and would not be subject to landslides and no impact would occur. Additionally, the NDD Plan area, including the project site, would be implemented on East Campus where soil erosion hazard mostly ranges from slight to moderate.

Similar to the NDD Plan EIR discussion, the proposed project would implement PS Open Space 4, PS Conservation 2, PS Conservation 3, PP 4.6-2(a), and PP 4.6-2(b), which would reduce the impacts from substantial soil erosion or the loss of topsoil to less than significant levels. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact from seismic hazards including fault rupture, ground shaking, liquefaction, and landslides.

4.1.10(a)(i) and (ii) Applicable MMs, PSs, and/or PPs:

PS Open Space 4: Provide landscaped buffers and setbacks along campus edges, such as Valencia Hill Drive and its extension south of Big Springs Road, Martin Luther King Boulevard, and the I-215/SR-60 freeway.

PS Conservation 2: Site buildings and plan site development to minimize site disturbance, reduce erosion and sedimentation, reduce storm water runoff, and maintain existing landscapes, including healthy mature trees whenever possible.

PS Conservation 3: Continue with the increase in building densities on campus, particularly in academic zones, in order to preserve open space and conserve limited land resources and the agricultural fields.

PP 4.6-1(a): During project-specific building design, a site-specific geotechnical study shall be conducted under the direct supervision of a California Registered Engineering Geologist or licensed geotechnical engineer to assess seismic, geological, soil, and groundwater conditions at each construction site and develop recommendations to prevent or abate any identified hazards. The study shall follow applicable recommendations of CDMG Special Publication 117 and shall include, but not necessarily be limited to:

- Determination of the locations of any suspected fault traces and anticipated ground acceleration at the building site
- Potential for displacement caused by seismically induced shaking, fault/ground surface rupture, liquefaction, differential soil settlement, expansive and compressible soils, landsliding, or other earth movements or soil constraints
- Evaluation of depth to groundwater

The structural engineer shall incorporate the recommendations made by the geotechnical report when designing building foundations.

PP 4.6-1(b): The Campus shall continue to implement its current seismic upgrade program.

PP 4.6-1(c): The Campus will continue to fully comply with the University of California's Policy for Seismic Safety, as amended. The intent of this policy is to ensure that the design and construction of new buildings and other facilities shall, as a minimum, comply with seismic provisions of CCR, Title 24, California Administrative Code, the California State Building Code, or local seismic requirements, whichever requirements are most stringent.

PP 4.6-2(a): The Campus shall continue to implement dust control measures consistent with SCAQMD Rule 403—Fugitive Dust during the construction phases of new project development. The following actions are currently recommended to implement Rule 403 and have been quantified by the SCAQMD as being able to reduce dust generation between 30 and 85 percent depending on the source of the dust generation. The Campus shall implement these measures as necessary to reduce fugitive dust. Individual measures shall be specified in construction documents and require implementation by construction contractor:

- i. Apply water and/or approved nontoxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days)
- ii. Replace ground cover in disturbed areas as quickly as possible
- iii. Enclose, cover, water twice daily, or apply approved chemical soil binders to exposed piles with 5 percent or greater silt content
- iv. Water active grading sites at least twice daily
- v. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period
- vi. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code
- vii. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads
- viii. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip
- ix. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces
- x. Post and enforce traffic speed limits of 15 miles per hour or less on all unpaved roads

PP 4.6-2(b) (modified in 2026): In compliance with NPDES, the Campus would continue to implement best management practices, as identified in the UCR Phase II Small Municipal Separate Storm Water System (MS4) General Permit Storm Water Management Program Plan (UCR 2003):

- i. Public education and outreach on stormwater impacts
- ii. Public involvement/participation
- iii. Illicit discharge detection and elimination
- iv. Pollution prevention/good housekeeping for facilities
- v. Construction site stormwater runoff control
- vi. Post-construction stormwater management in new development and redevelopment

b) ND Ph3, ND CUP, and Blaine Street PS

The NDD Plan area, which includes the project site, is located in the East Campus area where erosion hazards ranges from slight to moderate. With implementation of PS Open Space 4, PS Conservation 2, PS Conservation 3, PP 4.6-2(a), and PP 4.6-2(b), the potential impact from substantial soil erosion or the loss of topsoil would be reduced to a less than significant level. Similar to the NDD Plan, the proposed project would implement these PSs and PPs. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan IS and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to soil erosion and loss of topsoil.

4.1.10(b) Applicable MMs, PSs, and/or PPs:

Refer to **PS Open Space 4, PS Conservation 2, PS Conservation 3, PP 4.6-2(a), and PP 4.6-2(b)** above.

c-d) ND Ph3, ND CUP, and Blaine Street PS

As discussed above, the earth materials encountered during subsurface investigations generally consist of a thin layer of undocumented fill underlain by alluvial fan deposits which extend to the total depth of exploration (approximately 51.5 feet). The undocumented fill layer is on the order of approximately 1 to 6 feet thick across the site. Groundwater was not encountered within any borings drilled to the maximum depth of 51.5 feet; however, is reportedly situated at a depth of approximately 100 feet below ground surface. Additionally, according to both reports, the project site is located in an area mapped by Riverside County as having a low potential for liquefaction and is also not within an area susceptible to landslides because the site is relatively flat and not adjacent to significant slopes (Appendices B and C). In addition, the Geotechnical Investigation Reports prepared for the proposed project (Appendices B and C) indicated that the near-surface soils at the project site are predominantly alluvial deposits of medium dense to very dense sand with varying amounts of fine particles and have a low expansion potential.

The proposed project would implement PP 4.6-1(a), PP 4.6-1(b), and PP 4.6-1(c) which require that the new buildings be designed in accordance with current seismic and geotechnical engineering practice, the California Code of Regulations, and the University Policy on Seismic Safety. These requirements are consistent with the geotechnical approach evaluated in the NDD Plan IS. Accordingly, the proposed project would remain consistent with the analysis and conclusions of the NDD Plan EIR and would not expose people or structures to substantial adverse effects associated with unstable geologic units, expansive soils, or related geotechnical hazards beyond those previously evaluated. Therefore, the proposed project would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact from an unstable geologic unit or soil.

4.1.10(c) and (d) Applicable MMs, PSs, and/or PPs:

Refer to **PP 4.6-1(a), PP 5.6-1(b), and PP 4.6-1(c)** above.

e) ND Ph3, ND CUP, and Blaine Street PS

There are no septic tanks or alternative wastewater disposal systems in the NDD Plan area, including the project site. Development under proposed project would be served by the existing municipal sewer system. Therefore, the proposed project would remain consistent with the analysis and determination in the NDD Plan IS and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

f) ND Ph3, ND CUP, and Blaine Street PS

As outlined in the NDD Plan IS, a paleontological records search was conducted at the Natural History Museum of Los Angeles in 2017 and indicated the NDD Plan area, including the project site, is not sensitive for vertebrate fossils at depths of less than 10 feet, although deeper excavations into older alluvial deposits may encounter previously unknown paleontological resources. The maximum depth of excavation for the proposed project would be approximately 15 feet. Consistent with the NDD Plan EIR, the potential to encounter previously unknown paleontological resources during deeper excavations would be addressed through continued implementation of PP 4.5-4. Since there is the potential to encounter previously unknown paleontological resources during earth-disturbing activities, implementation of PP 4.5-4 would be required for the proposed project, consistent with the requirements under the NDD Plan IS. PP 4.5-4 would require a qualified paleontologist to determine the significance of the find if previously unknown paleontological resources are encountered and the

Campus would make reasonable efforts to preserve the resource in place through feasible project design measures. If it cannot be preserved intact, then the University shall retain a qualified non-University paleontologist to design and implement a treatment plan to document and evaluate the data and/or preserve appropriate scientific samples. With implementation of PP 4.5-4, potential impacts to unknown paleontological resources would be reduced to a less than significant impact. Therefore, the proposed project would remain consistent with the analysis and conclusions of the NDD Plan IS and would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to paleontological resources.

4.1.10(f) Applicable MMs, PSs, and/or PPs:

PP 4.5-4: Construction specifications shall require that if a paleontological resource is uncovered during construction activities:

- i. A qualified paleontologist shall determine the significance of the find.
- ii. The Campus shall make an effort to preserve the find intact through feasible project design measures.
- iii. If it cannot be preserved intact, then the University shall retain a qualified non-University paleontologist to design and implement a treatment plan to document and evaluate the data and/or preserve appropriate scientific samples.
- iv. The paleontologist shall prepare a report of the results of the study, following accepted professional practice.
- v. Copies of the report shall be submitted to the University and the Riverside County Museum.

4.1.11 Greenhouse Gas Emissions

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than Significant with MMs Incorporated	No	No	No	MM 4.3-1 MM GHG-1
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose or reducing the emissions of greenhouse gases?	Less than Significant	No	No	No	No MMs, PSs, or PPs required

Since the NDD Plan EIR was certified in 2019, the UC SPP has been updated periodically, with the most recent update in August 2026. The updated SPP:

- Added new provisions to the green building section to require Regents' approval for investments in natural gas infrastructure that exceed \$20M and require that new buildings and major renovation projects complete one year of monitoring-based commissioning.
- Updated the clean energy and climate action sections to remove references to centrally procured biogas and added a provision allowing campuses to update their GHG reduction targets at regular intervals.
- Revised the clean energy section to update the definition of clean electricity to one that is based on resource type (i.e., clean refers to renewable or carbon-free), remove references to past deadlines and completed SPP requirements, and clarify the requirement that RECs be retired to count towards meeting a UC campus' clean electricity target.
- Replaced outdated single-occupancy vehicle reduction targets in the sustainable transportation section with general requirements to continue promoting commute trip reduction programs. Updated this section to clarify which State electric vehicle regulations apply to UC and added a requirement that each UC campus conducts an annual commuter survey.
- Removed the sustainability at UC health section and embedded its policy elements within related SPP sections. Standardized the terms for UC campus and UC Health locations throughout the SPP.
- As a matter of information, the 2024 updates to the SPP included revisions to Section III.B, "Clean Energy," to indicate that the UC Clean Power Program is already achieving the Clean Electricity goals and to update the goals and timelines around centrally purchased biomethane to reflect current plans. The updated SPP also replaced the former goal of achieving carbon neutrality for Scope 1 and 2 emissions by 2025 with a goal that is aligned with State goals in the most recent 2022 CARB Scoping Plan (CARB 2022) of achieving carbon neutrality for all scopes of emissions by 2045. The updated SPP reflects the UC's desire to prioritize direct, total emissions reductions to support achievement of the State's updated reduction targets established in Assembly Bill (AB) 1279, signed into law in September 2022, that requires that statewide anthropogenic GHG emissions be reduced to at least 85 percent below 1990 levels. The updated SPP sets a new long-term reduction target of

90 percent below 2019 levels by 2045 for all scopes of emissions, which is more aggressive than the reduction targets established in AB 1279. After 2045, the updated SPP requires that any residual emissions beyond the 90 percent reduction will be negated by carbon removal to achieve complete carbon neutrality in alignment with the State's goals and the 2022 CARB Scoping Plan. As required by the updated SPP, UCR prepared a decarbonization study that established new interim GHG emissions reduction targets for 2030, 2035, and 2040. The decarbonization study specifically addresses decarbonizing UCR's central plant.

Section 15064.4 of the State CEQA Guidelines provides that a lead agency shall make a good-faith effort, to the extent possible based on scientific and factual data, to describe, calculate, or estimate the amount of GHG emissions resulting from a project. The lead agency's analysis should reasonably reflect evolving scientific knowledge and State regulatory schemes and consider (1) the extent to which the project may increase or reduce GHG emissions compared with existing conditions, (2) whether the project's GHG emissions exceed a threshold of significance that the lead agency determines applies to the project, and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

Unlike air pollutants, no single statewide numerical threshold of significance for project-level GHG emissions has been adopted by the State of California. CARB has prepared statewide policy documents, including the Climate Change Scoping Plan and subsequent updates, which establish statewide strategies and emission reduction targets necessary to achieve California's climate goals. Most recently, the 2022 Scoping Plan identifies a statewide pathway to achieve carbon neutrality no later than 2045 while supporting implementation of AB 1279. However, the Scoping Plan is intended to provide a statewide policy roadmap and does not establish project- or campus-specific significance thresholds for CEQA analysis. The statewide targets and reduction pathways are designed to guide implementation across all sectors of California's economy and are not directly applicable as numerical significance thresholds for individual land use projects.

Consistent with the CEQA Guidelines, local air districts have historically developed project-level GHG significance thresholds that translate statewide climate objectives into thresholds appropriate for evaluating individual development projects within their respective jurisdictions. These thresholds are intended to reflect each district's regional conditions, anticipated growth, emission inventories, and implementation of statewide climate policies. While the SCAQMD provided GHG screening levels (presented for informational purposes in the NDD Plan EIR and below), these are not adopted thresholds of significance.

Several approaches have been developed throughout California for evaluating project-level GHG impacts under CEQA. These approaches generally fall into three categories. The first consists of bright-line thresholds, which establish a numerical emissions level above which impacts are considered potentially significant. The second consists of no net increase or net-zero approaches, which require projects to demonstrate that operational GHG emissions are fully reduced, offset, or otherwise avoided such that no net increase, compared to a baseline condition, in GHG emissions would occur. The third consists of qualitative plan consistency approaches, which evaluate whether a project is consistent with an adopted GHG reduction plan, climate action plan, or other qualified strategy that demonstrates consistency with statewide emission reduction goals. Each methodology has advantages and limitations, and no single approach has been identified by the CEQA Guidelines as the preferred method. Accordingly, lead agencies retain discretion to select the methodology that is best supported by substantial evidence and is appropriate for the specific project being evaluated.

Since certification of the NDD Plan EIR, California has enacted AB 1279, which establishes a statewide policy of achieving net-zero GHG emissions no later than 2045 and maintaining net-negative emissions

thereafter. CARB's 2022 Scoping Plan provides the statewide implementation framework supporting achievement of this statutory objective, including guidance for local land use development.

In response to evolving State climate policy, the University has also updated its SPP and associated climate commitments as described above. The current policy establishes a framework for achieving direct, on-campus decarbonization by 2045 that is aligned with the objectives of AB 1279 and the State's long-term climate strategy. While the updated SPP no longer allows offsets to be used to achieve campuswide reduction targets, they may be purchased to satisfy regulatory requirements of the California Air Resource Board, direct carbon removal to negate residual emissions by 2045 (not to exceed 10 percent), and to meet obligations under CEQA, LEED certification, or other purposes.

a) **ND Ph3, ND CUP, and Blaine Street PS**

As described in the NDD Plan EIR, construction and operation from buildout of the NDD Plan would generate GHG emissions that would result in a net increase of GHG emissions. Construction and operation of the NDD Plan, including the proposed project, would generate GHG emissions from the mobile emissions, area sources such as consumer products, architectural coatings, and landscaping equipment, energy use from water consumption, and emissions from solid waste generation. Back-up generators would also generate emissions from fuel combustion.

The construction and operation GHG emissions of the proposed project were estimated using CalEEMod version 2022.1.1.45. The CalEEMod default inputs, project-specific inputs, and model results are provided in Appendix A to this Addendum.

Construction

As discussed in the NDD Plan EIR, construction activities required to facilitate buildout of the NDD Plan would include the use of heavy-duty construction equipment. Most of the construction equipment (e.g., backhoes, cranes, rubber-tired loaders, scrapers, and haul trucks) rely on fossil fuels, primarily diesel, as an energy source. The combustion of fossil fuels in construction equipment results in GHG emissions of CO₂. Emissions of GHG would also result from the combustion of fossil fuels from haul trucks and vendor trucks delivering materials, and construction worker vehicles commuting to and from the project site. The combustion of diesel in heavy-duty trucks results in GHG emissions of CO₂ and much smaller amounts of CH₄ and N₂O. The ND Ph1 and ND Ph2 projects resulted in a combined approximately 4,012 metric tons of carbon dioxide equivalent (MTCO₂e) and the total NDD Plan construction emissions were estimated to result in 7,280 MTCO₂e.

Construction GHG emissions would be short-term and would cease after the proposed project has been built out. The other primary GHGs (hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) are typically associated with specific industrial sources and are not expected to be emitted during construction. The construction-related emissions of GHG associated with construction equipment and activities were estimated using the CalEEMod model version 2022.1.1.45. Construction activity was modeled based on the construction schedule, equipment types which are similar to those noted in the NDD Plan EIR, and activity levels described above for the air quality analysis. The proposed project would result in approximately 2,353 MTCO₂e, which, when combined with the ND Ph1 and ND Ph2 project emissions, would result in approximately 6,365 MTCO₂e, and is within the estimated total NDD Plan construction emissions of 7,280 MTCO₂e in the certified NDD Plan EIR. Emissions modeling conducted for this analysis used the most current version of CalEEMod, which accounts for increasingly improving fuel efficiency and emissions standards in California, as well as a more detailed project description compared to the programmatic analysis previously conducted for the NDD EIR, resulting in emissions refinements as compared to what was previously anticipated.

Therefore, the proposed project would be consistent with the NDD Plan EIR and the proposed project would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact related to GHG construction emissions.

SCAQMD recommends that construction emissions be amortized over a 30-year project lifetime, so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies. This is reflected in Table 4.1.11– 1 below.

Operation

As discussed in the NDD Plan EIR, build out of both the ND Ph1 project and the NDD Plan were anticipated to increase GHG emissions above zero (modeling was conservative as it did not account for operations of the Canyon Crest Family Student Housing that existed prior to demolition of these buildings as part of the ND Ph1 project including use of fossil fuel burning equipment). The NDD Plan EIR noted that while the NDD Plan would result in substantial increases in GHG emissions, the campus as a whole would comply with the SPP in effect at that time and therefore achieve or exceed emissions reductions necessary to meet State targets. Namely, campuswide emissions reductions were anticipated to eliminate all Scope 1 and Scope 2 emissions through direct investments on campus (e.g., renewable energy credits, electrification of infrastructure) and the purchasing of GHG credits, required by NDD Plan EIR MM GHG-1.

Consistent with the assumptions in the NDD Plan EIR, operational activities associated with the proposed project would result in GHG emissions from the following primary sources:

- Area Source Emissions – associated with landscape maintenance equipment from fuel combustion and evaporation of unburned fuel.
- Mobile Source Emissions – from vehicle trips generated by the proposed project.
- Water Supply, Treatment, and Distribution – from the production of electricity used to convey, treat, and distribute water and wastewater (annual water usage is estimated at approximately 17,779,287 gallons).
- Solid Waste – generation and disposal of solid waste which results in emissions as materials breakdown in landfills (annual waste generated is estimated at 309 tons).
- Refrigerants – air conditioning (A/C) equipment associated with buildings.
- Backup Generator – Emissions generated by the use of the backup generator during emergencies.

Amortized construction and operation GHG emissions generated by the proposed project would result in a total of approximately 1,146 MTCO₂e/year (Table 4.1.11– 1). While energy-related GHG emissions would occur, currently all energy demand is offset through the purchase of renewable energy credits in accordance with the SPP, thus, for purpose of this analysis, all building-related GHG emissions would be zero. In addition to evaluating the proposed project's anticipated operational emissions, the existing conditions (operational emissions of ND Ph1 and ND Ph2), were reevaluated using ND Ph1 and ND Ph2 project specific inputs such as land use type, building sf, electricity usage, water usage, solid waste generation, and VMT. However, at the time of preparing the NDD Plan EIR and the ND Ph2 Addendum, CalEEMod default trip-generation/VMT were used to estimate mobile GHG emissions. For the proposed ND Ph3 project evaluated in this Addendum, the transportation consultant Fehr & Peers provided project-specific VMT and average daily trips for ND Ph1, ND Ph2, and ND Ph3 for purposes of conducting this analysis with site-specific trip data rather than CalEEMod defaults. Using ND Ph1 and ND Ph2 -specific VMT generated for this analysis reduced the estimated mobile emissions for ND Ph1 and ND Ph2 from the NDD Plan EIR from 9,053 MTCO₂e/year to approximately 2,088 MTCO₂e/year (See Table 4.1.11– 1).

Table 4.1.11– 1 Construction and Operational GHG Emissions

Maximum Emissions (TPY)	
Source	MTCO ₂ e
Proposed Project	
Annual Construction-Related Emissions Amortized Over 30 Years	78
Mobile	844
Area	8
Energy	0
Water	65
Solid Waste	96
Refrigerants	<1
Stationary Sources (CUP)	54
Total MTCO₂e (All Sources)	1,146
Emissions Per Service Population ¹	0.8 MT CO ₂ e
Project-Level Screening Criteria (NDD Plan EIR) ²	3.0 MT CO ₂ e
Project-Level Screening Criteria Exceeded?	No
Existing Conditions (ND Phase 1 and ND Phase 2)	
Annual Construction-Related Emissions Amortized Over 30 Years	134
Mobile	2,088
Area	15
Energy	0
Water	116
Solid Waste	543
Refrigerants	3
Total MTCO₂e (All Sources)	2,899
ND Ph1 and Ph2 Emissions Per Service Population	0.9 MT CO ₂ e
Project-Level Screening Criteria (NDD Plan EIR)	3.0 MT CO ₂ e
ND Ph1 and Ph2 Threshold Exceeded?	No
ND Phase 1, Phase 2, and Phase 3	
Annual Construction-Related Emissions Amortized Over 30 Years	212
Mobile	2,932
Area	23
Energy	0
Water	181
Solid Waste	639
Refrigerants	4
Stationary Sources (CUP)	54
Total MTCO₂e (All Sources)	4,045
Emissions Per Service Population ¹	0.9 MT CO ₂ e
Project-Level Service Population Level (NDD Plan EIR) ²	6.9 MT CO ₂ e
NDD Plan Project-Level Threshold Exceeded?	No

¹ Service population is generally defined as the sum of residential and employment population of a project. The emissions per service population are a per capita value that is based on the total emissions divided by the beds added as a result of the proposed project.

² SCAQMD Project-Level for 2035 presented in the NDD Plan EIR for informational purposes: [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf)

Source: Modeled by Ascent in 2026 (Appendix A).

Construction and operation of the proposed project would increase GHG emissions above zero; therefore, GHG emissions would be cumulatively considerable. However, as shown above in Table 4.1.11– 1 total emissions (existing ND Phase 1 and ND Phase 2) and with the project would generate 4,045 MTCO₂e/year, which is substantially lower than emissions previously modeled in the NDD Plan EIR (i.e., 43,266 MTCO₂e/year). The reduction in emissions can be explained by various factors, including increasingly improving emissions factors in the State due to more efficient automobiles and buildings, etc., project-specific inputs used in the modeling (e.g., trip generation and VMT), and the changes in the SPP that prioritize direct, on campus GHG reductions (e.g., building electrification). Further, the SPP still requires that purchased electricity be 100 percent clean by 2025 and the campus is currently meeting that requirement. While not a threshold of significance applied in this analysis, the SCAQMD’s screening criteria was presented in the NDD Plan EIR, which was a service population metric of 3.0 MTCO₂e. As shown above, the modeled emissions are substantially lower than this screening level.

While annual GHG emissions would be substantially lower than emissions previously anticipated in the NDD Plan EIR, the project would still generate emissions above zero. As an all-electric project, there would be no Scope 1 emissions from the burning of fossil fuels for the entirety of the NDD Plan besides the occasional testing and emergency use of backup generators. Furthermore, Scope 2 operational emissions are currently, and will continue to be, negated through the purchase of 100 percent clean electricity as required by the previous and updated SPP. While the updated SPP has pivoted away from reliance on offsets to achieve campus-wide reduction targets, UCR may continue their use to satisfy obligations under CEQA. Therefore, NDD Plan EIR MM GHG-1 is incorporated to ensure any emissions associated with the project (all phases, all scopes, and including construction-related emissions) are eliminated. With incorporation of this mitigation measure, the proposed project would not result in a new significant impact or a substantial increase in GHG emissions as previously identified in the NDD Plan EIR.

b) ND Ph3, ND CUP, and Blaine Street PS

Since certification of the NDD Plan EIR, California has adopted more ambitious long-term climate goals, including statutory targets for carbon neutrality and economy-wide net-zero GHG emissions, while the UC and the Board of Regents have updated sustainability and climate action policies to establish more comprehensive pathways for reducing campus-related GHG emissions, which no longer include the purchasing of carbon offsets to meet campuswide GHG reduction goals. Also important to note, the GHG reduction targets established at the State level, and outlined in the Scoping Plan, are established for the entire State as a whole and are not necessarily intended to be met at the individual project level. In fact, the 2022 Scoping Plan explains this and establishes a framework around what the State believes local jurisdictions do have the ability to influence when it comes to GHG reductions, contained in Appendix D: Local Actions. In accordance with CARB and the identified local actions in the 2022 Scoping Plan, the GHG reduction measures that can be implemented at an individual-project level would serve to assist (or not impede) the State in achieving the ultimate Statewide goals. These local actions deal with three primary areas, or emissions sectors; 1) Transportation Electrification, 2) VMT Reduction, and 3) Building Decarbonization. Accordingly, it is appropriate, considering the current direction from CARB, to not apply a statewide GHG emissions target to an individual project but rather ensure that the project does not impede or conflict with the criteria set forth by CARB such that achieving the long-term goals for the State are not hindered. The complete list of “Key Project Attributes” identified in the 2022 Scoping Plan are presented below.

1) Transportation Electrification

- Provides EV charging infrastructure that, at minimum, meets the most ambitious voluntary standard in the California Green Building Standards Code at the time of project approval.

2) VMT Reduction

- Is located on infill sites that are surrounded by existing urban uses and reuses or redevelops previously undeveloped or underutilized land that is presently served by existing utilities and essential public services (e.g., transit, streets, water, sewer)
- Does not result in the loss or conversion of natural and working lands
- Consists of transit-supportive densities (minimum of 20 residential dwelling units per acre), or
 - Is in proximity to existing transit stops (within a half mile), or
 - Satisfies more detailed and stringent criteria specified in the region’s sustainability community strategy
- Reduces parking requirements by:
 - Eliminating parking requirements or including maximum allowable parking ratios (i.e., the ratio of parking spaces to residential units or square feet); or
 - Providing residential parking supply at a ratio of less than one parking space per dwelling unit, or
 - For multifamily residential development, requiring parking costs to be unbundled from costs to rent or own a residential unit.
- At least 20 percent of units included are affordable to lower-income residents.
- Results in no net loss of existing affordable units

3) Building Decarbonization

- Uses all-electric appliances without any natural gas connections and does not use propane or other fossil fuels for space heating, water heating, or indoor cooking.

Using this qualitative approach, projects that include all of the key attributes identified in Appendix D of the 2022 Scoping Plan would be consistent with the State’s climate goals; however, projects that incorporate some, but not all, of these attributes can also demonstrate consistency with the State’s climate goals. There are different pathways for the overarching priority areas, which can vary from project to project. Notably, these project attributes were developed for residential and residential mixed-use project types only; thus, there may be project attributes associated with other project types that, if implemented, could also align with the overall intent of the 2022 Scoping Plan to reduce GHGs from the identified priority areas. Based on the above priority areas and project attributes identified by the 2022 Scoping Plan, the following analysis demonstrates how the project is consistent with each priority area.

As discussed in the NDD Plan EIR, the NDD Plan is consistent with the State’s Executive Orders S-3-05 and B-30-15, which are orders from the State’s Executive Branch by the Governor for the purpose of reducing GHG emissions. These strategies call for developing more efficient land-use patterns to match population increases, workforce, and socioeconomic needs for the full spectrum of the population. The NDD Plan EIR noted that the SPP and specifically the Carbon Neutrality Initiative would ensure consistency with EO B-55-18. The proposed project is within the development assumptions of the NDD Plan and would comply with the SPP and therefore would also be consistent with the State’s Executive Orders noted above.

As outlined in the NDD Plan EIR, CARB’s 2017 Climate Change Scoping Plan (the most current Scoping Plan available at the time) detailed measures designed to meet the goals set by SB 32 (i.e., a 40 percent reduction in statewide emissions compared to a 1990 inventory by 2030). The NDD Plan was anticipated to meet or exceed the goals set by SB 32. Further, the UCR GHG reduction measures identified in Table 4.3-6 (*GHG Reduction Measures in Current Practice*) and Table 4.3-7 (*GHG Reduction Measures for Future Implementation*) of the NDD Plan EIR were anticipated to further lower emissions resulting from build out of the NDD Plan and provide design measures that would reduce GHG emissions and provide consistency with CARB’s 2017 Climate Change Scoping Plan. In December of 2022, CARB adopted the 2022 Scoping Plan, which lays out a path to achieve targets for net zero emissions and an 85 percent reduction in anthropogenic emissions by no later than 2045, as mentioned above. This updated and more stringent long-term GHG reduction target, which is addressed in the 2022 Scoping Plan, is what the proposed project must demonstrate consistency with CARB’s 2022 Scoping Plan rather than the now outdated, 2017 Scoping Plan. Consistent with the NDD Plan EIR, the proposed project would continue to implement MM 4.3-1, which requires implementation of applicable GHG reduction measures identified in the NDD Plan EIR and campus sustainability initiatives to reduce operational GHG emissions. In addition, because the NDD Plan EIR’s GHG analysis and MM GHG-1 were based on the 2017 Scoping Plan, MM GHG-1 of the NDD Plan EIR has been reevaluated and revised as part of this Addendum to reflect the current regulatory framework established by updated UC GHG reduction goals and sustainability policies.

The proposed project would achieve emission reductions through transportation electrification by implementing electric vehicle (EV) charging stations, EV-ready infrastructure for future expansion and incorporate additional bicycle parking. The proposed project would achieve GHG emissions reductions through VMT reduction consistent with the primary objective of the NDD Plan to provide on-campus student housing, transitioning students from commuter to resident status. As such, the NDD Plan, including the proposed project, would contribute to a decrease in student commuters and an increase in the use of available local public transit, bicycle, and pedestrian facilities. Additionally, as mentioned below in section 4.1.20, “Transportation,” the Western Riverside Council of Governments (WRCOG) VMT Impact Screening Tool identifies the proposed project area as having a production-attraction (PA) VMT per resident of 6.3, compared to the Citywide average of 12.2, or approximately 48.4 percent below the jurisdictional average. Because the VMT is below the City’s low-VMT screening threshold of 12.2, the project site qualifies as a low-VMT area and satisfies the City’s Low-VMT Area screening criterion. Thus, the proposed project would achieve GHG emissions reductions through VMT reductions. The proposed project would also achieve GHG emission reductions through building decarbonization by using all-electric appliances without any natural gas connections. In addition to fully electrifying the residential buildings, the parking structure would also be designed to accommodate future photovoltaic installations and the ND CUP would be all-electric and would provide the campus with a long-term, energy-efficient, and cost-effective solution to provide the energy and utility needs of the NDD Plan.

In addition to supporting building electrification and VMT reduction strategies, the UC Riverside campus currently complies with CALGreen EV charging requirements that include providing EV-capable spaces to facilitate future EV charging and UC Riverside anticipates continuing to comply with updated CALGreen (January 2026) requirements beginning in 2027. As campus development occurs, UC Riverside will maintain and expand EV charging infrastructure based on Cal Green Code requirements as demand increases (which UC Riverside currently does and plans to continue doing).

Because UC Riverside currently meets CALGreen EV requirements and will continue to meet them as the code updates occur over time, UC Riverside is doing its fair share to facilitate and expand EV

infrastructure on campus, the project supports the broader objective to feasible and effective pathways to transportation electrification consistent with the 2022 Scoping Plan.

UC Sustainable Practices Policy Analysis

The project would not conflict with the SPP, which establishes sustainability goals and practices for campus operations, including energy efficiency, GHG emissions reductions, renewable energy, water conservation, waste reduction, sustainable transportation, and climate adaptation. As the NDD Plan is implemented over time, individual development projects would be designed and constructed consistent with applicable UC sustainability policies and standards, including requirements related to energy performance, building electrification, renewable energy integration, water efficiency, and EV charging infrastructure.

The project would support the objectives of the SPP by incorporating sustainable design strategies and infrastructure improvements that reduce energy consumption, support transportation electrification, and minimize operational GHG emissions.

Therefore, consistent with NDD Plan EIR, the proposed project would continue to implement GHG reduction measures to ensure this impact would remain less than significant. The proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact related to the direct or indirect generation of GHG emissions.

4.1.11(a) Applicable MMs, PSs, and/or PPs:

The following mitigation measure from the NDD Plan EIR would be applicable to the proposed project. As discussed above, minor revisions have been made to MM GHG-1 to address technical changes based on updated University of California GHG reduction goals and sustainability policies. For MM GHG-1, both the original and modified versions are provided in their entirety to clearly identify the minor technical revisions made as part of this Addendum. The revisions to the mitigation measure do not change the material effect (i.e., purchasing GHG offsets to offset all emissions above zero), but rather provide more details regarding requirements for the purchase of offsets to ensure enforceability under CEQA, which have evolved since the original mitigation was adopted.

MM GHG-1 (original NDD Plan EIR): By May 1, 2026, UC Riverside shall purchase carbon offsets and/or renewable energy certificates to achieve campus-wide carbon neutrality in Scope 1 and 2 emissions by 2025, consistent with the UC Policy on Sustainable Practices.

MM GHG-1 (modified in 2026): To ensure that annual GHG emissions for the project do not exceed zero, UC Riverside shall purchase GHG credits in the amount of excess emissions above zero for any future year where emissions occur.

The CEQA Guidelines recommend several options for mitigating GHG emissions. State CEQA Guidelines Section 15126.4(C)(3) states that measures to mitigate the significant effects of GHG emissions may include “off-site measures, including offsets that are not otherwise required...” Through the purchase of GHG credits from voluntary participation in an approved registry, GHG emissions credits may be used to offset campuswide emissions, given they meet the following criteria:

- Real—represent reductions actually achieved,
- Additional/Surplus—not already planned or required by regulation or policy (i.e., not double counted),
- Quantifiable—readily accounted for through process information and other reliable data,
- Enforceable—acquired through legally-binding commitments/agreements,

- Validated—verified through accurate means by a reliable third party, and
- Permanent—will remain as GHG reductions in perpetuity.

The carbon credits shall be purchased through any one of the following verifiable entities/registries: CARB, Climate Action Reserve (CAR), California Air Pollution Control Officer's Association (CAPCOA), or any California Air Pollution Control District or Air Quality Management District, or an equivalent verifiable registry. Offsets approved by these agencies meet the above criteria.

UC Riverside shall regularly track the project's annual GHG emissions. At any future reporting milestone, if it is determined by UC Riverside that project emissions exceed zero for any number of years, the amount of emissions, shall be the amount of GHG credits required to offset emissions down to zero. UC Riverside shall obtain the necessary credits, meeting the criteria above. The decision to purchase GHG credits, including the amount of, type, and cost of said credits, shall be made public in accordance with all applicable UC Riverside and University of California's public disclosure requirements.

4.1.12 Hazards and Hazardous Materials

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than Significant with PP Incorporated	No	No	No	PP 4.7-1
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	Less than Significant with PPs Incorporated	No	No	No	PP 4.7-2 PP 4.7-3
c) 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 with PP Incorporated	No	No	No	PP 4.7-1
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	No Impact	No	No	No	No MMs, PSs, or PPs required
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than Significant with PPs Incorporated	No	No	No	PP 4.7-7(a) PP 4.7-7(b)
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	No Impact	No	No	No	No MMs, PSs, or PPs required

a) **ND Ph3, ND CUP, and Blaine Street PS**

Consistent with the NDD Plan EIR discussion, the primary sources of hazardous material use and disposal within the NDD Plan area would generally be typical household cleaning products and minor industrial related chemicals from housing and support land uses and would not involve the use, transport, or disposal of significant amounts of hazardous materials, including hazardous chemical, radioactive, and biohazardous materials. All phases of NDD Plan construction, including the proposed project, may involve small quantities of hazardous materials. However, compliance with local, State, and federal

regulations would minimize risks associated with the routine transport, use, or disposal of hazardous materials during both construction and operation. As with all campus development, demolition and construction of the proposed project would also be guided by existing Campus Environmental Health & Safety (EH&S) protocols for handling hazardous materials and PP 4.7-1. Compliance with such rules and regulations would minimize potential impacts from the routine transport, use, or disposal of hazardous materials during construction and operation of the proposed project, to a less than significant level. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact from the routine transport, use, or disposal of hazardous materials.

4.1.12(a) Applicable MMs, PSs, and/or PPs:

PP 4.7-1: The Campus shall continue to implement the current (or equivalent) health and safety plans, programs, and practices related to the use, storage, disposal, or transportation of hazardous materials, including, but not necessarily limited to, the Business Plan, the Broadscope Radioactive Materials License, and the following programs: Biosafety, Emergency Management, Environmental Health, Hazardous Materials, Industrial Hygiene and Safety, Laboratory/Research Safety, Radiation Safety, and Integrated Waste Management. These programs may be subject to modification as more stringent standards are developed or if the programs are replaced by other programs that incorporate similar health and safety protection measures.

b) **ND Ph3, ND CUP, and Blaine Street PS**

A Phase I Environmental Site Assessment was conducted in 2018 for the NDD Plan EIR which identified two areas of recognized environmental concern (REC): the presence of lead in the soil above the California Department of Toxic Substances Control's (DTSC) modified screening level for residential land use (likely used historically on structures at the site) and the presence of organochlorine pesticides in the soil, probably resulting from termiticides used historically at the site. Further investigation of these RECs found that sample soil concentrations were below DTSC screening levels for future on-site student residents. No controlled or historical RECs were identified in connection with the NDD Plan area. In addition, the NDD Plan is guided by existing Campus EH&S protocols for handling hazardous materials and PP 4.7-2 and PP 4.7-3. Implementation of the NDD Plan, including the proposed project, would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact from the release of hazardous materials.

4.1.12(b) Applicable MMs, PSs, and/or PPs:

PP 4.7-2: The Campus shall perform hazardous materials surveys on buildings and soils, if applicable, prior to demolition. When remediation is deemed necessary, surveys shall identify all potential hazardous materials within the structure to be demolished, and identify handling and disposal practices. The Campus shall follow the practices during building demolition to ensure construction worker and public safety.

PP 4.7-3: The Campus will inform employees and students of hazardous materials minimization strategies applicable to research, maintenance, and instructional activities, and require the implementation of these strategies where feasible. Strategies include but are not limited to the following:

- i. Maintenance of online database by EH&S of available surplus chemicals retrieved from laboratories to minimize ordering or new chemicals.
- ii. Shifting from chemical usage to micro techniques as standard practice for instruction and research, as better technology becomes available.

c) **ND Ph3, ND CUP, and Blaine Street PS**

The UCR Child Development Center, which includes a preschool, kindergarten, and childcare facility, is located immediately east and adjacent to the NDD Plan area boundary. All NDD Plan developments, including the proposed project, would handle hazardous materials and waste, as described above, and operations would comply with federal, State and local regulations, including PP 4.7-1 pertaining to hazardous waste. Adherence to these regulations and policy, which require proper handling techniques, disposal practices, and/or clean-up procedures, would ensure that risks associated with hazardous emissions or materials to the UCR Child Development Center would be reduced to a less than significant level. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact from emitting hazardous emissions or handling hazardous materials near a school.

4.1.12(c) Applicable MMs, PSs, and/or PPs:

Refer to **PP 4.7-1** above.

d) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan area is not located on properties associated with a hazardous site listed under Government Code Section 65962.5, also known as the Cortese List or DTSC's Envirostor (2026). As a result, development under the NDD Plan, including the proposed project, would not create a significant hazard to the public or the environment and no impact would occur. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact from being located on a hazardous materials site list.

e) **ND Ph3, ND CUP, and Blaine Street PS**

The UCR campus is not located within two miles of a public airport or public use airport and is not located in an airport land use plan. The closest airports to the UCR campus are Flabob Airport, which is located approximately four miles to the west, and March Air Reserve Base, which is located approximately six miles to the southeast. Therefore, development under the NDD Plan, including the proposed project, would not be located in an airport land use plan and no impact would occur. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact from being located within an airport land use plan.

f) **ND Ph3, ND CUP, and Blaine Street PS**

UCR maintains an emergency action plan (EAP) to guide campus personnel in case of an emergency. The proposed project site is not located within an area currently identified as an emergency assembly area. None of the roads bordering the project site are identified as critical access routes, and the proposed project is not anticipated to substantially interfere with the operation of traffic on Blaine Street, Canyon Crest Drive, W. Linden Street, or Watkins Drive. Most demolition and construction activities would be

restricted to the project site with some offsite improvements proposed along W. Linden Street, Blaine Street, and the Recreation Mall. Development of the proposed project would adhere to emergency protocols laid out in the EAP as well as PP 4.7-7(a) and PP 4.7-7(b). Adherence with these policies would ensure impacts remain less than significant impact. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact from an adopted emergency response plan or emergency evacuation plan.

4.1.12(f) Applicable MMs, PSs, and/or PPs:

PP 4.7-7(a): To the extent feasible, the campus shall maintain at least one unobstructed lane in both directions on campus roadways. At any time only a single lane is available, the campus shall provide a temporary traffic signal, signal carriers (i.e., flag persons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the campus shall provide appropriate signage indicating alternative routes.

PP 4.7-7(b): To maintain adequate access for emergency vehicles when construction projects would result in roadway closures, PD&C shall consult with the UCRPD, EH&S, and the City of Riverside Fire Department (RFD) to disclose roadway closures and identify alternative travel routes.

g) **ND Ph3, ND CUP, and Blaine Street PS**

The Box Springs Mountain hillsides southeast of Campus are classified as a Very High Fire Hazard Severity Zone (VHFHSZ) and susceptible to wildland fires. The NDD Plan area, including the project site, is not located adjacent to the southeast hills that pose a high risk for wildland fires. Therefore, the proposed project would not place people or structures at risk from wildland fires and there would be no impact. The proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact from wildland fires.

4.1.13 Hydrology and Water Quality

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or groundwater quality?	Less than Significant with PSs and PPs Incorporated	No	No	No	PS Conserv. 2 PP 4.8-1
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than Significant with PSs and PPs Incorporated	No	No	No	PS Conserv. 5 PP 4.8-2(a) PP 4.8-2(b) PP 4.8-2(c)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	Less than Significant with PSs and PPs Incorporated	No	No	No	PS Conserv. 3 PP 4.8-3(c) PP 4.8-3(d) PP 4.8-3(e)
(i) Result in substantial erosion or siltation on- or off-site?					
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;					
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or					
(iv) Impede or redirect flood flows?					
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required

a) **ND Ph3, ND CUP, and Blaine Street PS**

Development under the NDD Plan, including the proposed project, would continue to comply with the applicable NPDES requirements, campus-wide Phase II Municipal Separate Storm Sewer System (MS4) permit, and applicable low impact development requirements to ensure that campus stormwater quality would not be substantially degraded. Additionally, the proposed project includes construction of an approximately 190,000-cubic-foot on-site stormwater detention basin designed to detain runoff from

ND Ph1, ND Ph2, and the proposed project, thereby providing stormwater detention capacity for the 10-year storm event and reducing downstream runoff. Stormwater runoff from the Blaine Street PS would be collected through an integrated drainage system and conveyed to treatment and infiltration facilities designed in accordance with applicable stormwater regulations, with runoff discharged to existing drainage facilities only after appropriate treatment and detention. Additionally, PS Conservation 2 and PP 4.8-1 would continue to be implemented to protect water quality. Therefore, development of the proposed project would have a less than significant impact. Accordingly, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to water quality.

4.1.13(a) Applicable MMs, PSs, and/or PPs:

PS Conservation 2: Site buildings and plan site development to minimize site disturbance, reduce erosion and sedimentation, reduce storm water runoff, and maintain existing landscapes, including healthy mature trees whenever possible.

PP 4.8-1: The Campus will continue to comply with all applicable water quality requirements established by the SARWQCB.

b) ND Ph3, ND CUP, and Blaine Street PS

Development of the NDD Plan, including the proposed project, would occur on a previously developed campus site formerly occupied by the Canyon Crest Family Student Housing complex. The proposed project would incorporate an approximately 190,000-cubic-foot stormwater detention basin and would comply with applicable low impact development requirements and campus stormwater permits. Prior to construction, the project would be required to prepare a project-specific water quality management plan (WQMP) in accordance with applicable regulatory requirements. The WQMP would identify appropriate BMPs to address post-construction stormwater runoff and water quality and would be implemented in conjunction with the proposed stormwater detention basin and applicable low impact development requirements to ensure compliance with campus stormwater permits and applicable drainage design standards. Accordingly, the proposed project would not substantially interfere with groundwater recharge or otherwise alter existing drainage patterns in a manner that would result in flooding or other adverse effects. In addition, PS Conservation 5 would continue to be implemented, requiring compliance with applicable Title 24 requirements including the California Plumbing Code and its water conservation measures. The proposed project would increase campus occupancy and associated potable water demand; however, potable water demand would be reduced through implementation of PPs 4.8-2(a) through 4.8-2(c) which incorporate water conservation measures consistent with the NDD Plan EIR. As concluded in the NDD Plan EIR, implementation of these measures would reduce potable water demand and would not substantially deplete groundwater supplies. Therefore, the proposed project would remain consistent with the analysis and conclusions of the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of a previously identified impact related to groundwater recharge and groundwater supplies.

4.1.13(b) Applicable MMs, PSs, and/or PPs:

PS Conservation 5: Continue to adhere to the conservation requirements of Title 24 of the California Code of Regulations and comply with any future conservation goals or programs enacted by the University of California.

PP 4.8-2(a): To further reduce the campus' impact on domestic water resources, to the extent feasible, UCR will:

- i. Install hot water recirculation devices (to reduce water waste)
- ii. Continue to require all new construction to comply with applicable State laws requiring water-efficient plumbing fixtures, including but not limited to the Health and Safety Code and Title 24, California Code of Regulations, Part 5 (California Plumbing Code)
- iii. Retrofit existing plumbing fixtures that do not meet current standards on a phased basis over time
- iv. Install recovery systems for losses attributable to existing and proposed steam and chilled-water systems
- v. Prohibit using water as a means of cleaning impervious surfaces
- vi. Install water-efficient irrigation equipment to maximize water savings for landscaping and retrofit existing systems over time

PP 4.8-2(b): The Campus shall promptly detect and repair leaks in water and irrigation pipes.

PP 4.8-2(c): The Campus shall avoid serving water at food service facilities except upon request.

c) i-iv) **ND Ph3, ND CUP, and Blaine Street PS**

The proposed project involves construction of an approximately 190,000-cubic-foot stormwater detention basin designed to detain runoff generated by ND Ph1, ND Ph2, and the proposed project in accordance with applicable low impact development requirements and campus stormwater permits. Prior to construction, the proposed project would be required to prepare a project-specific WQMP in accordance with applicable regulatory requirements. The WQMP will identify appropriate BMPs to address post-construction stormwater runoff and water quality and would be implemented in conjunction with the proposed stormwater detention basin and applicable low impact development requirements to ensure compliance with campus stormwater permits and applicable drainage design standards. Soil erosion hazards in the majority of the East Campus range from slight to moderate. Construction activities under the NDD Plan, including the proposed project, could result in temporary erosion and sedimentation during construction. As analyzed in the NDD Plan EIR, construction activities would be subject to the applicable NPDES Construction General Permit, including preparation and implementation of a SWPPP containing BMPs to control erosion, sedimentation, and pollutant discharges.

UCR is not subject to the NPDES Phase I MS4 permit that the County of Riverside and incorporated cities of Riverside County within the Santa Ana Region are; rather, it is designated a non-traditional permittee under the Phase II Small MS4 General Permit. UCR was approved for coverage under the Phase II MS4 permit program (NPDES No. CAS000004) and is required to comply with the requirements of the MS4 permit, including implementation of a stormwater quality management program to comply with permit requirements and reduce the discharge of pollutants in stormwater and urban runoff.

Implementation of the WQMP, together with the proposed stormwater detention basin, would manage post-construction runoff, maintain stormwater quality, and ensure that post-development runoff would not substantially increase the rate or volume of runoff in a manner that would result in flooding on- or off-site or exceed the capacity of existing drainage facilities. The NDD Plan area, including the project site, is not located within a 100-year flood hazard area, and the proposed project would not redirect or impede flood flows. In addition, PS Conservation 3 and PPs 4.8-3(c) through 4.8-3(e) would continue to

be implemented. Accordingly, the proposed project would remain consistent with the analysis and conclusions of the NDD Plan EIR and would not result in any new significant impacts or a substantial increase in the severity of previously identified impacts related to stormwater runoff, flooding, erosion, or polluted runoff.

4.1.13(c)(i) through (iv) Applicable MMs, PSs, and/or PPs:

PS Conservation 3: Continue with the increase in building densities on campus, particularly in academic zones, in order to preserve open space and conserve limited land resources and the agricultural fields.

PP 4.8-3(c): The Campus shall continue to implement dust control measures consistent with SCAQMD Rule 403—Fugitive Dust during the construction phases of new project development. The following actions are currently recommended to implement Rule 403 and have been quantified by the SCAQMD as being able to reduce dust generation between 30 and 85 percent depending on the source of the dust generation. The Campus shall implement these measures as necessary to reduce fugitive dust. Individual measures shall be specified in construction documents and require implementation by construction contractor:

- i. Apply water and/or approved nontoxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days)
- ii. Replace ground cover in disturbed areas as quickly as possible
- iii. Enclose, cover, water twice daily, or apply approved chemical soil binders to exposed piles with 5 percent or greater silt content
- iv. Water active grading sites at least twice daily
- v. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period
- vi. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code
- vii. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads
- viii. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip
- ix. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces
- x. Post and enforce traffic speed limits of 15 miles per hour or less on all unpaved roads

PP 4.8-3(d) (modified in 2026): In compliance with NPDES, the Campus would continue to implement Best Management Practices, as identified in the UCR Phase II Small MS4 General Permit Storm Water Management Program Plan (UCR 2003):

- i. Public education and outreach on stormwater impacts
- ii. Public involvement/participation
- iii. Illicit discharge detection and elimination
- iv. Pollution prevention/good housekeeping for facilities

- v. Construction site stormwater runoff control
- vi. Post-construction stormwater management in new development and redevelopment

PP 4.8-3(e): Prior to the time of design approval, the Campus will evaluate each specific project to determine if the project runoff would exceed the capacity of the existing storm drain system. If it is found that the capacity would be exceeded, one or more of the following components of the storm drain system would be implemented to minimize the occurrence of local flooding:

- i. Multi-project stormwater detention basins
- ii. Single-project detention basins
- iii. Surface detention design
- iv. Expansion or modification of the existing storm drain system
- v. Installation of necessary outlet control facilities

d) ND Ph3, ND CUP, and Blaine Street PS

The Prado Dam is the nearest dam to the campus (approximately 17 miles southwest of the campus) and it is located on the Santa Ana River, downstream of the campus. The nearest upstream dam is the Seven Oaks Dam (approximately 16 miles northeast of the campus) and the potential for catastrophic failure of that dam is considered remote. Therefore, development under the NDD Plan, including the proposed project, is unlikely to experience inundation from dam failure. The campus is not located within a tsunami hazard area and is therefore not subject to inundation by tsunami. The UCR campus is also not in proximity to a standing body of water that could experience a seiche, or large wave activity associated with a seismic event, and therefore is not subject to inundation by seiche. Impacts were determined to be less than significant. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to tsunami, seiche, or other inundation.

e) ND Ph3, ND CUP, and Blaine Street PS

The campus is within the Water Quality Control Plan Santa Ana River Basin (8) (Basin Plan) (California Water Boards, Region 8, 2019). The Basin Plan, as developed and implemented by the Santa Ana Regional Water Quality Control Board in accordance with the federal Clean Water Act, designates beneficial uses for surface waters in the Santa Ana Region and associated water quality objectives to fulfill such uses. As outlined in Threshold 4.1.13 c) above, projects within the NDD Plan, including the proposed project, are required to develop and implement a SWPPP that includes BMPs for controlling erosion and release of sediment and other pollutants during construction and a WQMP which would include BMPs to address any increased stormwater runoff and expected pollutants from the project during operation. With implementation of a SWPPP and WQMP, the proposed project would not impair existing or potential beneficial uses of nearby or downstream waterbodies and would not conflict with or obstruct implementation of the Basin Plan. As outlined in Threshold 4.1.13 b) above, implementation of the NDD Plan, including the proposed project, would not substantially deplete groundwater supplies, and would have a less than significant impact on groundwater supplies. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to conflicting with or obstructing implementation of the Basin Plan or to groundwater supplies.

4.1.14 Land Use and Planning

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Physically divide an established community?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less than Significant with PSs and PPs Incorporated	No	No	No	PS Land Use 4 PS Land Use 7 PS Open Space 4 PS Campus & Cmty. 1 PS Trans. 6 PS Dev. Strategy 1 PP 4.9-1(a) PP 4.9-1(b)

a) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan is located within an urbanized area. The ND Ph3 site, ND CUP, and Blaine Street PS is located on East Campus in an area surrounded by existing recreational uses, existing student housing, the Child Development Center, commercial uses, apartments, and parking. The ND Ph3 and ND CUP sites are currently vacant, and the Blaine Street PS site is on an existing surface parking lot (Lot 27). Implementation of the NDD Plan, including the proposed ND Ph3, ND CUP, and Blaine Street PS, would not physically divide an established community. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to dividing an established community.

b) **ND Ph3, ND CUP, and Blaine Street PS**

UCR is part of the University of California, a constitutionally created State entity, and therefore, it is not subject to municipal regulations of surrounding local governments, such as general plans and land use ordinances of the City and Riverside County for uses on property owned and controlled by the University. Although the University is not subject to the local plans of cities and counties, such plans and policies are of interest or concern because the campus and local development are coincident. It is University policy to seek consistency with regional and local plans and policies, where feasible.

The proposed ND Ph3, ND CUP, and Blaine Street PS would be consistent with the land use categories in the NDD Plan. The proposed project would not make substantial changes in the amount of area or square footage currently designated to each land use but would rather rearrange the land use areas

within the project site to allow more efficient use of the site for the uses contemplated in the NDD Plan. As discussed in Section 3, “Consistency with the NDD Plan,” of this Addendum, although the proposed project involves a minor change in the location of residential housing and support, utility/support facilities, open space, and parking land uses within the NDD Plan, they are consistent with the proposed land use types, and fall within the overall acreages of each, considered in the NDD Plan as identified in Table 3–2. The proposed project would alter the configuration of the land use designations in the NDD Plan, however, the difference would be minimal and the NDD Plan designations are conceptual, and the project would not change the overall types of land uses.

Consistent with the NDD Plan EIR discussion for the NDD Plan Land Use and Planning impacts, the proposed ND Ph3, ND CUP, and Blaine Street PS would be consistent with campus planning principles regarding location and design maximizing and efficiently using available developable space on campus. The following land use and planning PSs and PPs are relevant to the NDD Plan, including the proposed project: PS Campus & Community 1, PS Development Strategy 1, PS Land Use 4, PS Land Use 7, PS Open Space 4, PS Transportation 6, PP 4.9-1(a), and PP 4.9-1(b).

Furthermore, the Campus remains committed to participation in ongoing coordination with the City and local stakeholders through the University Neighborhood Enhancement Team (UNET) concept and the joint City/University Coordinating Committee, providing opportunities for City and local stakeholder input regarding relevant land uses and project design features. With implementation of these PSs and PPs, the proposed ND Ph3, ND CUP, and Blaine Street PS would not result in development of land uses that are substantially incompatible with existing adjacent land uses or with proposed uses and impacts would be less than significant.

For informational purposes, the NDD Plan area, which includes the current project site, is designated as Canyon Crest Gateway and Student Neighborhood in the Land Use Plan of the 2021 LRDP. For the Canyon Crest Gateway, the 2021 LRDP proposes transforming this corridor into a vibrant and welcoming campus “Main Street,” a common feature on many campuses across the country, with university-oriented high-density, horizontal and vertical mixed-use gateway environments that brings year-round vitality to the area. In addition to student housing, dining, recreation, and other services, it will also support an array of much needed commercial amenities and services presently unavailable on or in the immediate vicinity of campus. The 2021 LRDP Student Neighborhood land uses are meant to accommodate a diverse array of uses to ensure that student needs are met in an interactive, mixed-use environment. The Density Framework of the NDD Plan area in the 2021 LRDP includes height limits of 80 feet or seven to eight stories for mixed-use housing adjacent to Canyon Crest Drive and 65 feet or five to six stories for housing east of that and between Blaine Street and W. Linden Street. Therefore, the proposed ND Ph3, ND CUP, and Blaine Street PS would generally be consistent with the 2021 LRDP.

The proposed ND Ph3, ND CUP, and Blaine Street PS would not conflict with the NDD Plan or the 2021 LRDP. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to conflicting with land use plans and policies.

4.1.14(b) Applicable MMs, PSs, and/or PPs:

PS Campus & Community 1: Provide sensitive land use transitions and landscaped buffers where residential off campus neighborhoods might experience noise or light from UCR activities.

PS Development Strategy 1: Establish a design review process to provide regular review of building and landscape development on campus.

PS Land Use 4: Pursue a goal of housing 50 percent of student enrollment in on campus or campus controlled housing.

PS Land Use 7: Over time, relocate parking from central campus locations to the periphery of the academic core and replace surface parking with structures, where appropriate.

PS Open Space 4: Provide landscaped buffers and setbacks along campus edges, such as Valencia Hill Drive and its extension south of Big Springs Road, Martin Luther King Boulevard, and the I-215/SR-60 freeway.

PS Transportation 6: Implement parking management measures that may include:

- Restricted permit availability
- Restricted permit mobility
- Differential permit pricing

PP 4.9-1(a) (modified in 2023): The Campus shall provide design professionals with the Campus Construction and Design Standards and instructions to implement the Standards, including those sections related to use of consistent scale and massing, compatible architectural style, complementary color palette, preservation of existing site features, and appropriate site and exterior lighting design.

PP 4.9-1(b) (modified in 2023): The Campus shall continue to provide design professionals with the Campus Construction and Design Standards and instructions to develop project-specific landscape plans that are consistent with the Standards with respect to the selection of plants, retention of existing trees, and use of water conserving plants, where feasible.

4.1.15 Mineral Resources

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the State?	No Impact	No	No	No	No MMs, PSs, or PPs required
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	No Impact	No	No	No	No MMs, PSs, or PPs required

a – b) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan area, which includes the proposed project site, as well as the off-site improvements area are not designated as a mineral resource zone, and no known or potential mineral resources are located on campus. The proposed project does not include mining activities or uses and thus would have no impact on mineral resources. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact to mineral resources.

4.1.16 Noise

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less than Significant with MMs, PS, and/or PPs Incorporated	No	No	No	MM NOI-1 PS Campus and Cmty. 1 PP 4.10-1(a) PP 4.10-2 PP 4.10-5 (b) PP 4.10-6 PP 4.10-7(b) PP 4.10-7(c) PP 4.10-7(d) PP 4.10-8
b) Generate excessive groundborne vibration or groundborne noise levels?	Significant and Unavoidable even with MMs and PPs Incorporated	No	No	No	MM 4.10-2 MM NOI-2 PP 4.10-2 PP 4.10-7(c) PP 4.10-7(d) PP 4.10-8
c) For a project is located within the vicinity of a private airstrip or within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No Impact	No	No	No	No MMs, PSs, or PPs required

- a) The NDD Plan EIR included a noise analysis and evaluation of noise sources such as transportation noise at off and on-site receptors, mechanical equipment, parking lots, and construction noise against the following thresholds of significance: (1) construction activities lasting more than 1 day that increase ambient noise levels by 10 A-weighted decibels (dBA) noise equivalent level (L_{eq}) or more over a 1-hour period at any on- or off-campus noise-sensitive receptor; (2) a permanent increase of 5 dBA community noise equivalent level (CNEL) above ambient noise levels at any on- or off-campus noise-sensitive land use; and (3) a permanent increase of 3 dBA CNEL above ambient noise levels where the resulting future noise level would exceed 70 dBA CNEL. To help minimize noise from all stationary and area sources associated with the NDD Plan, including those under the proposed project, PP 4.10-1(a) and PP 4.10-6 would be implemented, which require siting design measures to reduce long-term noise impacts and shielding of all new stationary sources of noise.

Implementation of the proposed project has the potential to increase noise levels at on-site and off-site receptors from project operation and construction. Operational noise sources associated with the project include additional vehicle trips on the local roadway network, mechanical equipment (i.e., residential mechanical equipment and CUP), trash compactor, a proposed parking structure, and

temporary construction activities which could generate noise at nearby sensitive receptors. The following analysis evaluates these potential operational and construction-related noise effects and considers whether they are consistent with the impacts previously evaluated in the NDD Plan EIR.

Off-Site Transportation Noise

Summary of NDD Plan EIR Findings

The NDD Plan accommodates an increase in on-campus student resident population, as well as additional employees. This results in increased vehicular traffic on and around campus. The NDD Plan EIR analyzed the potential for increased ambient noise levels associated with the increase in vehicular traffic attributed to the NDD Plan. It generally requires a doubling in traffic volume on a roadway for noise levels to increase by 3 decibels (dB), which is the change in noise that is perceptible to most individuals. Changes from 3 to 5 dBA may be noticed by individuals who are especially sensitive to changes in noise. An increase in 5 dBA is the threshold of significance at any on-campus or off-campus noise sensitive land uses, as it is potentially noticeable. In addition, an increase of 3 dBA is the threshold of significance at any on-campus or off-campus noise-sensitive land uses where future noise levels would exceed 70 dBA CNEL. As analyzed in the NDD Plan EIR, only W. Linden Street, east of Canyon Crest Drive, was anticipated to experience traffic volume doubling (or near doubling) during the Future Plus Build-Out conditions. The greatest noise increase of approximately 3 dBA was anticipated to occur at Aberdeen-Inverness Residence Hall (the closest on-campus receptor to the NDD Plan boundary), which although audible, is still below the 5 dBA threshold of significance. Because no on- or off-campus roadway noise levels would increase by more than 5 dBA, it was determined that the NDD Plan would not cause a substantial permanent increase in ambient noise levels on- or off-campus and implementation of the NDD Plan would not expose persons off- and on-campus to noise levels above applicable standards. In addition, implementation of PP 4.10-5(b) would ensure that motor vehicles trips to and from the campus would be reduced to the maximum extent feasible by promoting the use of transit, carpools, vanpools, and bicycling. Therefore, this impact was determined to be less than significant.

ND Ph3, ND CUP, and Blaine Street PS

Implementation of the proposed project would not introduce new or unique land uses or transportation activities that would generate vehicle trips substantially differing from what was analyzed in the NDD Plan EIR. Furthermore, the NDD Plan EIR considered parking in two areas, the North Parking Area along Blaine Street and the South Parking Area along W. Linden Street, providing a total of 2,100 parking spaces combined. The proposed Blaine Street PS is expected to provide 2,000 parking spaces, resulting in a net decrease of 100 parking spaces than previously analyzed in the NDD Plan EIR. Accordingly, combining two parking structures into one would slightly alter circulation patterns, potentially increasing traffic volumes by combining more vehicles into one location, rather than spreading them across two. This proposed change has been evaluated in this Addendum.

As such, the proposed project would be consistent with the land uses, student population, parking supply, with slight alteration in circulation assumptions evaluated in the NDD Plan EIR. The proposed Blaine Street PS would primarily serve resident students and future NDD buildout, while the ND CUP would provide utility infrastructure to support the proposed project and would not independently generate operational vehicle trips beyond those associated with development under the NDD Plan. Because the proposed project would remain consistent with development program and transportation assumptions evaluated in the NDD Plan EIR, it would not generate a substantial increase in traffic noise at on- or off-campus sensitive receptors located along the local roadway network. Therefore, the proposed project would remain consistent with the analysis and conclusions of the NDD Plan EIR and

would not result in a new significant impact or a substantial increase in the severity of previously identified impacts related to off-site transportation noise.

Mechanical Equipment

Summary of NDD Plan EIR Findings

Noise sources associated with student residences considered in the NDD Plan EIR included mechanical heating, ventilation, and air conditioning (HVAC) equipment located on the rooftops of student residential buildings. The NDD Plan EIR also analyzed the potential for increased ambient noise levels associated with the increase in the student resident population. As analyzed in the NDD Plan EIR, the maximum noise increase at the nearest on-site receptor located 50 feet northeast from the NDD Plan area, was expected to be approximately 4.2 dBA. An increase in 5 dBA is the threshold of significance as defined by the NDD Plan EIR at any on-campus or off-campus noise sensitive land uses, as it is potentially noticeable. Furthermore, the NDD Plan EIR identified PP 4.10-1(a), PP 4.10-6, and PS Campus and Community 1 to help reduce potential impacts associated with new stationary noise sources by incorporating siting design measures to reduce long-term noise impacts, provide shielding to proposed stationary noise sources in close proximity to sensitive receptors, and provide land use transitions and landscaped buffers when needed. Therefore, this impact was determined to be less than significant.

ND Ph3, ND CUP, and Blaine Street PS

ND Ph3 Residential Mechanical Equipment

Consistent with the NDD Plan EIR discussion, stationary mechanical HVAC equipment could be located on rooftops of proposed ND Ph3 residential buildings. HVAC equipment would be enclosed within housing that provides shielding to adjacent sensitive receptors, in compliance with PP 4.10-6. Proposed HVAC equipment would be shielded, screened and attenuated through the distance between on-site stationary and area noise sources and the nearest off-campus receptors. As such, it is expected that mechanical equipment associated with the proposed ND Ph3 residential buildings would not result in a substantial permanent increase in ambient noise levels at on and off-campus locations beyond those analyzed in the NDD Plan EIR. Therefore, the proposed ND Ph3 project component would remain consistent with the analysis and conclusions of the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of previously identified impacts related to mechanical equipment.

North District Central Utility Plant

Supporting the ND Ph3 project component, a CUP is proposed consisting of four water heaters, a chiller, a heat recovery chiller, and two heat pumps. Based on current mechanical plans, it is expected that a Quantech air-to-water inverter scroll modular heat pump or an Aegis 500 water heater (or similar) would be used and located within an open enclosure. The enclosure would provide line-of-sight shielding from neighboring sensitive receptors, resulting in a 5 dB attenuation (FTA 2018). See Appendix D for mechanical equipment specification and expected noise levels. Proposed CUP equipment operating simultaneously and continuously throughout the day would be expected to generate a noise level of 88.7 dBA L_{eq} /95.4 dBA CNEL at 3 feet. See Appendix D for detailed calculations. Table 4.1.16– 1 summarizes the approximate existing noise levels of adjacent sensitive receptors and their proximity to the proposed ND CUP.

Table 4.1.16– 1 Existing Noise Levels at Noise Sensitive Receptors

Existing Sensitive Receptor	Existing Noise Level (L_{eq} /CNEL, dBA)	Approximate Distance from the ND CUP (feet) ¹
Abderdeen-Iverness Campus Housing ^{2,3}	62.2/68.9	1,000
Child Development Center ^{2,3}	55.5/62.2	730
Stonehaven Apartments ^{2,3}	61.6/68.3	660
Falkirk Student Apartments ^{2,3}	59.6/65.3	950
Nearest Off-Site Receptor ^{4,5}	57.7/56.3	450

Notes: L_{eq} = equivalent continuous sound level; CNEL = community noise equivalent level; dBA = A-weighted decibels; ND CUP = North District Central Utility Plant

¹ As measured from the center of the proposed ND CUP to the closest façade of the sensitive receptor

² Existing Noise Levels are based on data from the 2019 North District Development Plan EIR

³ A 6.7 adjustment was added to the existing L_{eq} to calculate the existing CNEL

⁴ Existing noise levels are based on transportation data from the 2019 North District Development Plan EIR

⁵ A 5 dBA attenuation was applied to the existing noise level to account for acoustical shielding provided by existing intervening structures.

Table 4.1.16– 2 summarizes noise levels of the proposed ND CUP facility at adjacent sensitive receptors using typical attenuation factors such as distance, ground type, and shielding from intervening buildings.

Table 4.1.16– 2 Proposed ND CUP Equipment Noise Level Increases at Existing Sensitive Receptors

Existing Sensitive Receptor	Existing Noise Level (L_{eq} /CNEL, dBA)	Proposed Noise Level (L_{eq} /CNEL, dBA)	Existing + Proposed Noise Level (L_{eq} /CNEL, dBA)	Change (L_{eq} /CNEL)
Abderdeen-Iverness Campus Housing ^{2,3}	62.2/68.9	33.2/39.9	62.2/68.9	0.0/0.0
Child Development Center ^{2,3}	55.5/62.2	36.0/42.6	55.6/62.3	0.1/0.1
Stonehaven Apartments ^{2,3}	61.6/68.3	36.9/43.5	61.6/68.3	0.0/0.0
Falkirk Student Apartments ^{2,3}	59.6/65.3	33.7/40.3	59.6/65.3	0.0/0.0
Nearest Off-Site Receptor ^{4,5}	57.7/56.3	40.2/46.8	57.8/56.8	0.1/0.5

Notes: L_{eq} = equivalent continuous sound level; CNEL = community noise equivalent level; dBA = A-weighted decibels; CUP = Central Utility Plant

¹ As measured from the center of the proposed CUP to the closest façade of the sensitive receptor

² Existing Noise Levels are based on data from the 2019 North District Development Plan EIR

³ A 6.7 adjustment was added to the existing L_{eq} to calculate the existing CNEL

⁴ Existing noise levels are based on transportation data from the 2019 North District Development Plan EIR

⁵ A 5 dBA attenuation was applied to the existing noise level to account for acoustical shielding provided by existing intervening structures.

An increase in 5 dBA is the threshold of significance per the NDD Plan EIR at any on-campus or off-campus noise sensitive land uses. As shown in Table 4.1.16– 2, noise levels generated at the proposed ND CUP would result in an increase over ambient noise levels of 0.5 dBA. Therefore, mechanical equipment associated with the ND CUP would not generate a substantial permanent increase over existing ambient noise levels on or off site.

The ND CUP would also include emergency generators intended to provide electricity during utility power outages or other emergency conditions. The emergency generators proposed would be a Generac 1000 kW Generator (or similar), expected to generate noise levels of 74 dBA L_{eq} at 23 feet. See Appendix D for mechanical equipment specification and expected noise levels. Under normal operating conditions, emergency generators do not operate continuously and are typically used only during

infrequent power interruptions or for routine maintenance and testing. Routine testing typically occurs during daytime hours and generally lasts between 30 minutes and one hour, although the frequency and duration may vary depending on the equipment and facility operational requirements. Table 4.1.16– 3 summarizes noise levels of the proposed ND CUP facility emergency generators at adjacent sensitive receptors using typical attenuation factors such as distance, ground type, and shielding from intervening buildings.

Table 4.1.16– 3 Proposed Emergency Generators Noise Level Increases at Existing Sensitive Receptors

Existing Sensitive Receptor	Existing Noise Level (Leq/CNEL, dBA)	Proposed Noise Level (Leq/CNEL, dBA)	Existing + Proposed Noise Level (Leq/CNEL, dBA)	Change (Leq/CNEL)
Abderdeen-Iverness Campus Housing ^{2,3}	62.2/68.9	37.2/43.9	62.2/68.9	0.0/0.0
Child Development Center ^{2,3}	55.5/62.2	40/46.6	55.6/62.3	0.1/0.1
Stonehaven Apartments ^{2,3}	61.6/68.3	40.8/47.5	61.7/68.4	0.0/0.0
Falkirk Student Apartments ^{2,3}	59.6/65.3	37.7/44.3	59.6/65.4	0.0/0.1
Nearest Off-Site Receptor ⁴	57.7/56.3	44.2/50.8	57.9/57.4	0.2/1.1

Notes: Leq = equivalent continuous sound level; CNEL = community noise equivalent level; dBA = A-weighted decibels; CUP = Central Utility Plant

¹ As measured from the center of the proposed CUP to the closest façade of the sensitive receptor

² Existing Noise Levels are based on data from the 2019 North District Development Plan EIR

³ A 6.7 adjustment was added to the existing Leq to calculate the existing CNEL

⁴ Existing noise levels are based on transportation data from the 2019 North District Development Plan EIR

⁵ A 5 dBA attenuation was applied to account for acoustical shielding provided by intervening structures.

An increase in 5 dBA is the threshold of significance per the NDD Plan EIR at any on-campus or off-campus noise sensitive land uses. As shown in Table 4.1.16– 3, noise levels generated by the emergency generators would result in an increase over ambient noise levels of 1.1 dBA. Therefore, emergency generators associated with the ND CUP, would not generate a substantial permanent increase over existing ambient noise levels on or off site. Therefore, the proposed project would remain consistent with the analysis and conclusions of the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of previously identified impacts related to the ND CUP.

Parking

Summary of NDD Plan EIR Findings

The NDD Plan included parking in two areas, the North Parking Area along Blaine Street and the South Parking Area along W. Linden Street. Under Phase 1 of the NDD Plan, both areas were proposed to be developed as surface parking providing approximately 695 total spaces. The North Parking Area was proposed to provide approximately 390 spaces under Phase 1, while the South Parking Area was proposed to provide approximately 225 parking spaces. Two other surface lots were planned to serve the UCR Child Development Center, which is located adjacent to the project site on the east. NDD Plan assumed under buildout conditions, parking structures would be constructed on the surface parking lots to provide approximately 2,100 total spaces.

As analyzed in the NDD Plan EIR, the maximum noise increase at the nearest on-site receptor located 300 feet from the NDD project site, was expected to be 2.3 dBA. An increase in 5 dBA is the threshold of

significance per the NDD Plan EIR at any on-campus or off-campus noise sensitive land uses, as it is potentially noticeable. Thus, because the maximum anticipated noise increase at the nearest on-site receptor was less than the 5 dBA threshold of significance, this impact was determined to be less than significant.

Blaine Street PS

The proposed Blaine Street PS would be constructed over the existing surface lot at the northeast portion of the project site along Blaine Street, where the North Parking Area's general location was contemplated in the NDD Plan EIR. It should be noted that the parking structure along W. Linden Street which was previously analyzed in the NDD Plan EIR was not constructed. Rather, the proposed Blaine Street PS represents a consolidation of the two parking structure land uses described in the NDD Plan EIR. Implementation of the proposed parking structure would not introduce new or unique noise sources compared to existing noise sources, such as vehicles entering and exiting the lots, as well as from vehicle movement within the parking lot, vehicle start-ups, and occasional car alarms.

However, the consolidation of both parking structures into a single structure could generate an increase exceeding the threshold of significance at the nearest sensitive receptor not previously analyzed in the NDD Plan EIR. Therefore, additional analysis of the Blaine Street PS is provided in this Addendum to determine whether the proposed project would result in new or substantially more severe noise impacts. An increase in 5 dBA is the threshold of significance at any on-campus or off-campus noise sensitive land uses. Based on estimated project trips associated with ND Ph3 of 1,242 trips per day, the proposed parking structure could generate noise levels of 37.7 dBA L_{eq} /44.4 dBA CNEL at the nearest sensitive receptor (i.e., Child Development Center) located approximately 290 feet from the center of the structure to the nearest receptor façade.

In addition, the proposed project would include a trash compactor located approximately 360 feet from the nearest receptor (i.e. off-site receptor), west of the proposed parking structure. The proposed parking structure would be located between the trash compactor and the nearest sensitive receptor (i.e., Child Development Center), resulting in a 5 dB attenuation due to the line-of-sight reduction (FTA 2018). Reference noise levels of a typical trash compactor would be approximately 74 dBA at 10 feet (Burger et al 2015). Assuming 30 minutes of operation within a one-hour period, L_{eq} would be approximately 3 dB lower than the corresponding reference noise levels, of 71 dBA L_{eq} at 10 feet. Assuming standard attenuation factors (i.e., ground type and distance) noise generated by the proposed trash compactor would be approximately 34.9 dBA L_{eq} /41.5 dBA CNEL at the nearest sensitive receptor.

Combined with the existing noise levels at the Child Development Center of 55.5 dBA L_{eq} /62.2 dBA CNEL, the resulting noise levels from the proposed parking structure would be 55.7 dBA L_{eq} /62.4 dBA CNEL, equating to an increase of 0.2 dBA L_{eq} /0.2 dBA CNEL. An increase in 5 dBA is the threshold of significance at any on-campus or off-campus noise sensitive land uses, as it is potentially noticeable. Therefore, the proposed ND Ph3 project component would remain consistent with the analysis and conclusions of the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of previously identified impacts related to the Blaine Street PS.

Construction Noise

Summary of NDD Plan EIR Findings

Basic types of construction noise from activities such as demolition and site clearance, grading and excavation, building construction, paving, architectural coating, and landscaping, were considered in the NDD Plan EIR. During each stage of construction, there would be a different mix of equipment operating

and noise levels would vary based on the number and type of equipment in operation and the location of the activity. Construction noise levels could substantially increase existing noise levels at sensitive receptors on- and off-campus. However, construction activity would be subject to PP 4.10-2, which limits the hours of exterior construction activities from 7:00 a.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday when necessary. Furthermore, the following PPs are required for development under the NDD Plan, including the proposed project, to reduce potential impacts associated with construction noise: PP 4.10-7(b), PP 4.10-7(c), PP 4.10-7(d), and PP 4.10-8. Enforcement of standard campus construction activity regulations and implementation of these PPs would reduce construction-related noise to the extent feasible. However, the campus cannot ensure that construction noise levels would not exceed a 10 dBA threshold of significance for temporary increase over ambient as identified in the NDD Plan EIR at sensitive receptors located near the construction site.

Therefore, the NDD Plan EIR concluded that mitigation is required to reduce construction noise to a less than significant level. Implementation of MM NOI-1 would ensure that temporary construction noise levels would not exceed the 10 dBA threshold of significance by implementing temporary construction noise barriers between construction activities and adjacent sensitive receptors where needed. As such this impact was determined to be less than significant with mitigation.

ND Ph3, ND CUP, and Blaine Street PS

As described in Section 2.3.7 “Construction” of this Addendum, the construction activities that would be expected to generate noise during construction of the proposed project would include demolition and site clearance, grading, building construction, paving, and architectural coating. The proposed project would not involve any new or unique construction activities that were not considered in the NDD Plan EIR; as such, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR. Furthermore, PP 4.10-2, PP 4.10-7(b), PP 4.10-7(c), PP 4.10-7(d), PP 4.10-8, and MM NOI-1 would still apply to construction activities associated with the proposed project. PP 4.10-2 limits the hours of exterior construction activities from 7:00 a.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday when necessary. PPs 4.10-7(b), 4.10-7(c), 4.10-7(d), and 4.10-8 require construction equipment to be fitted with mufflers or otherwise shielded, stationary equipment and staging areas located away from sensitive receptors where feasible, and coordinate construction activities with on and off-campus constituents to minimize disruption. Accordingly, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to the periodic increase in ambient noise levels from construction activities in the project vicinity above existing levels.

Conclusion

Implementation of the proposed project would not introduce new or unique land uses that would substantially increase the number of trips compared to those identified in the NDD Plan EIR. Therefore, the project would remain consistent with the analysis and conclusions of the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of previously identified impacts related to off-site transportation noise.

The mechanical equipment (i.e., residential mechanical equipment and ND CUP) and Blaine Street PS would result in increases in the existing ambient noise environment below the significance standards outlined in the NDD Plan EIR. As such, the proposed project would remain consistent with the analysis and conclusions of the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of previously identified impacts related to operational noise.

The proposed project would not involve any new or unique construction activities that were not considered in the NDD Plan EIR; as such, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR. The proposed project would not result in any new significant impacts or a substantial increase as previously identified in the previous NDD Plan EIR.

4.1.16(a) Applicable MMs, PSs, and/or PPs:

MM NOI-1: Barriers such as plywood structures or flexible sound control curtains shall be erected, as needed, between the proposed project and adjacent sensitive receptors to minimize the amount of noise during construction. These temporary sound barriers shall be capable of achieving a sound attenuation of at least 5 dBA and block the line of sight between the project site and these adjacent land uses. Sound barriers between the project site and the UCR Child Development Center shall be capable of achieving a sound attenuation of at least 16 dBA and block the line of sight between the project site and the Child Development Center.

PP 4.10-1(a): UCR will incorporate the following siting design measures to reduce long-term noise impacts:

- i. Truck access, parking area design, and air conditioning/refrigeration units will be designed and evaluated when planning specific individual new facilities to minimize the potential for noise impacts to adjacent developments.
- ii. Building setbacks, building design and orientation will be used to reduce intrusive noise at sensitive student residential and educational building locations near main campus access routes, such as Blaine Street, Canyon Crest Drive, University Avenue, and Martin Luther King Jr. Boulevard. Noise walls may be advisable to screen existing and proposed facilities located near the I-215/SR-60 freeway.
- iii. Adequate acoustic insulation would be added to residence halls to ensure that the interior L_{dn} would not exceed 45 dBA during the daytime and 40 dBA during the nighttime (10:00 PM to 7:00 AM) in rooms facing major streets.
- iv. Potential noise impacts would be evaluated as part of the design review for all projects. If determined to be significant, mitigation measures would be identified and alternatives suggested. At a minimum, campus residence halls and student housing design would comply with Title 24, Part 2 of the California Administrative Code.

PP 4.10-5(b): The Campus shall continue to implement an Alternative Transportation program that facilitates and promotes the use of transit, carpools, vanpools, and bicycling.

PP 4.10-6: The Campus shall continue to shield all new stationary sources of noise that would be located in close proximity to noise sensitive buildings and uses.

PS Campus and Community 1: Provide sensitive land use transitions and landscaped buffers where residential off campus neighborhoods might experience noise or light from UCR activities.

PP 4.10-2: The UCR campus shall limit the hours of exterior construction activities from 7:00 a.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday when necessary. Construction traffic shall follow transportation routes prescribed for all construction traffic to minimize the impact of this traffic (including noise impacts) on the surrounding community.

PP 4.10-7(b): The Campus shall continue to require by contract specifications that construction equipment be required to be muffled or otherwise shielded. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers.

PP 4.10-7(c): The Campus shall continue to require that stationary construction equipment material and vehicle staging be placed to direct noise away from sensitive receptors.

PP 4.10-7(d): The Campus shall continue to conduct regular meetings, as needed, with on-campus constituents to provide advance notice of construction activities in order to coordinate these activities with the academic calendar, scheduled events, and other situations, as needed.

PP 4.10-8: The Campus shall continue to conduct meetings, as needed, with off-campus constituents that are affected by campus construction to provide advance notice of construction activities and ensure that the mutual needs of the particular construction project and of those impacted by construction noise are met, to the extent feasible.

b) ND Ph3, ND CUP, and Blaine Street PS

The NDD Plan boundary is located approximately 50 feet west of the nearest on-campus sensitive receptor (Child Development Center) and approximately 225 feet southeast of the nearest off-campus sensitive receptor to the project site (Gethsemane Lutheran Church). At these distances, the vibration generated by typical construction equipment would range from approximately 58 vibration decibels (VdB) to 78 VdB. The analysis in the NDD Plan EIR used the Federal Railroad Administration's vibration impact thresholds of 65 VdB at buildings where vibration would interfere with interior operations (e.g., sensitive on-campus research buildings), 80 VdB at residences and buildings where people normally sleep (e.g., student housing buildings and nearby residences), and 83 VdB at other institutional buildings. The nearest residences to the NDD Plan area are in the Aberdeen-Inverness Residence Hall, which is approximately 90 feet to the south. At this distance, the vibration generated would be approximately 70 VdB, which falls below the 80 VdB vibration impact threshold for residential uses. However, the vibration generated by typical construction equipment would be above the 65 VdB vibration impact threshold for buildings where vibration would interfere with interior operations (e.g., Child Development Center). Therefore, construction associated with buildout of the NDD Plan, including the proposed project, may expose persons at the UCR Child Development Center to excessive groundborne vibration levels and this impact would be considered significant. During construction of the proposed project, the University would implement MM 4.10-2 from the 2005 LRDP, MM NOI-2, and PP 4.10-2, consistent with the requirements of the NDD Plan EIR, to reduce potential impacts associated with construction vibration to the extent feasible. In addition, implementation of PPs 4.10-7(c), 4.10-7(d), and 4.10-8 would be required during construction. PPs 4.10-7(c), 4.10-7(d), and 4.10-8 require construction equipment be fitted with mufflers or otherwise shielded, stationary equipment and staging areas be located away from sensitive receptors where feasible, and coordinate construction activities with on and off-campus constituents to minimize disruption.

Although implementation of MM NOI-2, MM 4.10-2 from the 2005 LRDP, PP 4.10-2, PP 4.10-7(c), 4.10-7(d), and 4.10-8 would reduce vibration impacts at nearby sensitive receptors, MM NOI-2 may not be feasible at adjacent receptors such as the UCR Child Development Center, where grading activities and other construction activities associated with buildout of the NDD Plan, including the proposed project, may require the use of construction equipment in close proximity to the receptor. As a result, this impact would remain significant and unavoidable. Therefore, the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant and unavoidable impact related to construction-generated vibration impacts.

4.1.16(b) Applicable MMs, PSs, and/or PPs:

Refer to **PP 4.10-2, PP 4.10-7(c), PP 4.10-7(d), and PP 4.10-8** above.

MM 4.10-2 from the 2005 LRDP: The campus shall notify all academic and residential facilities within 300 feet of approved construction sites of the planned schedule of vibration causing activities so that the occupants and/or researchers can take necessary precautionary measures to avoid negative effects to their activities and/or research.

MM NOI-2: Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.

c) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan area, which includes the project site, is not located within an airport land use plan study area, nor is it within two miles of a public airport or in the vicinity of a private airstrip. Therefore, implementation of the proposed project would not expose people residing or working in the area to excessive noise levels from an airport or airstrip. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan IS and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to exposing people residing or working in the area to excessive noise levels from an airport or airstrip.

4.1.17 Population and Housing

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No Impact	No	No	No	No MMs, PSs, or PPs required

a) **ND Ph3, ND CUP, and Blaine Street PS**

As outlined in the 2021 LRDP, first-year student, or “freshmen,” applications increased by approximately 54 percent (from 31,884 students to 49,079 students) and transfer applications increased by 103 percent (from 6,060 students to 12,309 students) between 2009 and 2018.⁴ Between fall 2019 and fall 2025, UCR added approximately 3,900 student beds to the campus housing portfolio, including student housing from Dundee, ND Ph1, and ND Ph2.

The proposed project contributes towards the objectives of the NDD Plan to support the campus goal to house up to 50 percent of the enrolled students on-campus, to guarantee on-campus housing to all freshmen and transfer students, and to provide affordable on-campus student housing. The NDD Plan does not increase enrollment at UCR, but rather provides additional on-campus housing and associated amenities, student support services, and open space opportunities for the existing and projected student body. At buildout, the NDD Plan includes up to 5,200 student beds. The proposed project would provide on-campus housing for approximately 1,350 eligible students, eliminating the need to seek housing in the City and other surrounding communities.

There would be up to approximately 776 additional beds, to accommodate up to another 776 students, remaining for future phases to achieve buildout of the housing assumed for the NDD Plan. Therefore, the anticipated approximately 1,350 student beds, and student population, associated with the proposed ND Ph3 project is within the total anticipated buildout number of beds and corresponding population assumptions analyzed in the NDD Plan EIR.

Operation of the proposed ND Ph3 and ND CUP project includes the potential for approximately 23 employees; no new additional employees are anticipated for the Blaine Street PS operations. The NDD Plan EIR identified that the NDD Plan (at full buildout) includes the potential for 70 employees. For reference, the 2021 LRDP assumes an increase in the UCR employment population of approximately

⁴ Source: UC Undergraduate Admissions Summary for UC Riverside, 2019 <https://www.universityofcalifornia.edu/infocenter/admissions-residency-and-ethnicity>

2,806 more employees by the year 2035. The NDD Plan was included in the 2021 LRDP population assumptions. The increase in jobs resulting from the NDD Plan, including the proposed ND Ph3, ND CUP, and Blaine Street PS project elements, would support new employment opportunities but would not be considered sufficient to include employment generating uses that would result in unplanned growth due to the small number of jobs added.

The proposed project would not include new or extended public roads and would connect to existing electricity, water, and sewer utility systems. The proposed ND Ph3 development would connect to the wastewater infrastructure constructed as part of ND Ph2, including the sewer line in Canyon Crest Drive that was designed to accommodate future phases of the NDD Plan. Potable water and fire water service would be provided through existing RPU water mains in W. Linden Street and Blaine Street, and electrical service would be provided through existing campus and RPU infrastructure. No new off-site utility expansions or major infrastructure improvements are anticipated beyond limited utility connections and frontage improvements within existing public rights-of-way. Accordingly, the proposed project would not construct new infrastructure that would indirectly induce substantial unplanned population growth beyond that already analyzed in the NDD Plan EIR.

The proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to inducing substantial unplanned population growth.

b) ND Ph3, ND CUP, and Blaine Street PS

The location of the ND Ph3 and ND CUP project elements has been vacant since 2017, but was previously developed with the Canyon Crest Family Student Housing Complex. The Blaine Street PS site is currently developed with a surface parking lot. Demolition of the Canyon Crest Family Student Housing complex occurred as part of the demolition activities for the ND Ph1. The ND Ph1 and ND Ph2 projects developed under the NDD Plan involved the construction of 1,506 and 1,568 student beds, respectively. The ND Ph1 and ND Ph2 housing are located outside of the boundary of the proposed project, and as such, no housing exists within these areas.

Consequently, implementation of the proposed project would not displace housing or people and no impact would occur. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to displacing substantial numbers of people or housing necessitating the construction of housing elsewhere.

4.1.18 Public Services

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
i) Fire protection?	Less than Significant with PPs Incorporated	No	No	No	PP 4.12-1(a) PP 4.12-1(b)
ii) Police protection?	Less than Significant with PPs Incorporated	No	No	No	PP 4.12-2(a) PP 4.12-2(b)
iii) Schools?	No Impact	No	No	No	No MMs, PSs, or PPs required
iv) Parks?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
v) Other public facilities	No Impact	No	No	No	No MMs, PSs, or PPs required

The NDD Plan does not increase enrollment at UCR but rather provides additional on-campus housing and associated amenities, student support services, and recreational opportunities for the existing and projected student body. The NDD Plan accounts for approximately 5,200 student housing beds. The ND Ph1 constructed 1,506 beds and the ND Ph2 constructed 1,568 beds, totaling 3,074 beds. Implementation of the proposed ND Ph3 would provide on-campus housing for approximately 1,350 eligible students. With ND Ph1, ND Ph2, and ND Ph3 in operation, there would be approximately 776 additional beds, to accommodate another 776 students, remaining for future phase to achieve buildout of the housing assumption in the NDD Plan. Therefore, the anticipated 1,350 student beds, and student population, associated with the project is within the total anticipated buildout number of beds and corresponding population assumptions analyzed in the NDD Plan EIR.

a) i) **ND Ph3, ND CUP, and Blaine Street PS**

The RFD manages fire services for the City which includes the NDD Plan area. The closest RFD station to the project site is Fire Station 4, located at 3510 Cranford Avenue, approximately 0.75 mile west of the NDD Plan area. The Riverside County Fire Department is a part of a master mutual aid agreement with the RFD and provides fire protection services for the UCR campus on a backup basis. The nearest County fire station is Station 19, located approximately 2.3 miles north of the NDD Plan area, at 469 Center Street in Riverside.

The NDD Plan EIR determined that the NDD Plan would increase demand for fire services in the Plan area as it would transition from previously vacant buildings (i.e., Canyon Crest Family Student Housing Complex) to approximately 4,424 student beds with implementation of ND Ph1, ND Ph2, and ND Ph3 and ultimately up to approximately 5,200 beds at full buildout.

All NDD Plan structures are to be designed in accordance with applicable fire safety codes and regulations. PD&C Fire Life Safety programs such as design consultation services and inspections would further ensure fire safety. Assuming that the City maintains and staffs the existing fire stations near the campus, future on-campus development would continue to be served within the current response times and no increase in service response time is anticipated. Additionally, the County Fire Department would continue to assist the City in mutual aid situations.

To meet the fire service needs of the NDD Plan population at full buildout, 2005 LRDP PP 4.12-1(a) and PP 4.12-1(b) would be implemented to ensure continued adequate fire protection. As determined under *City of Hayward v. Trustees of the California State University* (2015) 242 Cal.App.4th at 833 (*City of Hayward v. CSU*), it is not UCR's responsibility to build new City fire protection facilities, just to mitigate physical impacts of construction of such facilities if they are determined to be required by UCR actions. Although the number of calls could increase due to the implementation of the NDD Plan, including the proposed project, no new or expanded fire service facilities would be needed to maintain acceptable response times.

Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to fire protection services.

4.1.18(a)(i) Applicable MMs, PSs, and/or PPs:

PP 4.12-1(a) (modified in 2026): As development occurs, the following measures will be incorporated:

- i. New structures would be designed with adequate fire protection features in compliance with State law and the requirements of the State Fire Marshal. Building designs would be reviewed by appropriate campus staff and government agencies.
- ii. Prior to implementation of individual projects, the adequacy of water supply and water pressure will be determined in order to ensure sufficient fire protection services.
- iii. Adequate access will be provided to the main entrance of occupied buildings to accommodate emergency ambulance service per the latest Fire Code at the time of permit approval.
- iv. Adequate access for fire apparatus will be provided within the required distance to the stand pipes and sprinkler outlets per the latest Fire Code at the time of permit approval.
- v. Service roads, plazas, and pedestrian walks that may be used for fire or emergency vehicles will be constructed to withstand loads consistent with the most recent Fire Code.

- vi. As implementation of the LRDP occurs, campus fire prevention staffing needs would be assessed, increases in staffing would be determined through such needs assessments.

PP 4.12-1(b):

- i. Accident prevention features shall be reviewed and incorporated into new structures to minimize the need for emergency response from the City of Riverside.
- ii. Increased staffing levels for local fire agencies shall be encouraged to meet needs generated by LRDP project related on-campus population increases.

a)ii) **ND Ph3, ND CUP, and Blaine Street PS**

The UCR Police Department (UCRPD) is responsible for providing police services on the campus. The department is located near the NDD Plan area at 3500 Canyon Crest Drive, immediately south of W. Linden Street. The City of Riverside Police Department (RPD) serves University-owned and leased off-campus facilities, as well as providing additional support to UCRPD as needed. The closest City police station to the NDD Plan area is located at 4102 Orange Street, approximately 2.5 miles southwest⁵. The Riverside County Sheriff's Office is located at 4095 Lemon Street in the City, approximately 2.5 miles west of the NDD Plan area. The County Sheriff's Office does not patrol the UCR campus but assists the UCRPD and the RPD upon request, which usually consists of crime investigation support, crowd control, and coroner's duties.

The NDD Plan would increase demand for police services in the Plan area, as it would transition from previously vacant buildings (i.e., Canyon Crest Family Student Housing Complex) to approximately 4,424 student beds with implementation of ND Ph1, ND Ph2, and ND Ph3 and ultimately up to approximately 5,200 beds at full buildout.

To maintain or improve existing service levels as on-campus housing opportunities grow, the 2005 LRDP included the projected expansion of police facilities which would adhere to the 2005 LRDP PP 4.12-2(a) and PP 4.12-2(b). Further, it is standard procedure for campus architectural design development to incorporate *Crime Prevention Through Environmental Design* concepts in the design of buildings, lighting, and landscaping. The UCRPD is represented on campus project design teams. Per PP 4.12-2(b), the campus also remains committed to participation in ongoing coordination with the City through the UNET concept and the joint City/University Coordinating Committee, providing opportunities for City and RPD input regarding relevant design features.

The campus has adequate land for expansion of the police facilities as needed. As the UCRPD would expand to meet the needs of the growing campus population, with or without the proposed NDD Plan, including the proposed project, the impact generated by the implementation of the proposed NDD Plan related to police services would be less than significant. Furthermore, for reference, the 2021 LRDP anticipates future UCRPD facility needs as part of the approximately 896,229 assignable square feet (1,344,344 gross sf) new administrative and support facility space proposed in the buildout of the 2021 LRDP. The NDD Plan was included in the 2021 LRDP growth assumptions.

Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to police protection services.

⁵ The Orange police station is closed for approximately two years for a tear down and rebuild and would be back in operation when the proposed project is completed.

4.1.18(a) (ii) Applicable MMs, PSs, and/or PPs:

PP 4.12-2(a): As development under the LRDP occurs, the Campus will hire additional police officers and support staff as necessary to maintain an adequate level of service, staff, and equipment, and will expand the existing police facility when additional space is required.

PP 4.2-2(b) (modified in 2026): The Campus will continue to participate in the “UNET” concept or similar (for coordinated police response and staffing of a community service center), which provides law enforcement services in the vicinity of the campus, with participation from both UCR and City police staffs.

a)iii) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan, including the proposed project, does not include housing opportunities that accommodate families with school-aged children that would attend local schools. There would be no impact on local schools. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to the construction or physical alteration of local schools.

a)iv) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan impacts to parks and recreational facilities were discussed in Section 4.9, “Recreation,” of the NDD Plan EIR. Likewise, proposed project impacts on parks and recreational facilities are analyzed below in Section 4.1.19, “Recreation,” of this Addendum.

a)v) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan does not increase enrollment at UCR, but rather provides additional on-campus housing and associated amenities, student support services, and recreational opportunities for the existing and projected student body. Therefore, the students associated with the proposed ND Ph3 project component would already be served by existing campus libraries (Tomás Rivera Library, the Orbach Science Library, and the Special Collections and University Archives) and expansion of libraries would not be needed.

The proposed ND CUP and Blaine Street PS would not increase the campus population as these components would serve to meet the needs resulting from the ND Ph3 student housing development and the Blaine Street PS would also serve to meet future phases as part of the NDD build out. The proposed ND CUP and Blaine Street PS would not result in the need for new library facilities. There would be no impact on libraries. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to the construction or physical alteration of libraries.

4.1.19 Recreation

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less Than Significant Impact	No	No	No	No MMs, PSs, or PPs required
b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less Than Significant Impact	No	No	No	No MMs, PSs, or PPs required

a) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan does not increase population growth at UCR but rather provides additional on-campus housing and associated amenities, student support services, and recreational opportunities for the existing and projected campus population. The proposed ND CUP and Blaine Street PS are not uses that would result in campus population growth; rather, these project elements would serve to meet the needs resulting from the ND Ph3 student housing development and the Blaine Street PS would also serve to meet future phases as part of the NDD build out.

The NDD Plan area currently includes an approximately 5.7-acre recreational field that was constructed as part of the ND Ph2 project. Additionally, the campus population associated with the proposed project would already be served by the variety of existing indoor and outdoor UCR recreational facilities available to the entire campus population. The campus currently has numerous outdoor recreational fields, and 211,061 sf of indoor recreational facilities. The closest existing campus recreational facility to the project site is the recreational field immediately northeast of the proposed ND Ph3 student housing buildings followed by the Student Recreation Center, located adjacent to the NDD Plan area, just south of W. Linden Street. Fitness space would be included as part of the ND Ph3 project. The existing Central Park within the NDD Plan area and proposed Central Park expansion and courtyards in between the proposed ND Ph3 student housing buildings would allow for passive recreation. UCR employs technicians, mechanics, and maintenance staff to maintain and repair fitness equipment, as well as HVAC equipment, plumbing, pools, and other recreational facility components. The campus landscape and turf crew maintain the grass and synthetic turf fields throughout Campus.

As analyzed in the NDD Plan EIR, while UCR manages existing on-campus facilities to optimize availability and meet recreational needs on campus, it is assumed that unmet campus demand for recreational facilities could lead to the use of off-campus recreational facilities. As determined under *City of Hayward v. Trustees of the California State University* (2015) 242 Cal.App.4th at 833 (*City of Hayward v. CSU*), it is not UCR's responsibility to build new City recreational facilities, just to mitigate physical impacts of construction of such facilities if they are determined to be required by UCR actions. There are 14 parks within three miles of the UCR campus that are owned or managed by the City, which provide an array of

active and passive recreational opportunities. These parks are expected to absorb any incremental share of campus population demand that is not met by on-campus facilities. However, the 2021 LRDP anticipates incremental development of an additional 97,740 sf of indoor recreation space and four additional outdoor fields on the UCR campus, through 2035, to adequately serve the increased campus population without causing an increase in the use of existing neighborhood and regional parks or other recreational facility such that substantial physical deterioration of those facility would occur or be accelerated. The 2021 LRDP EIR determined that impacts related to increased use of parks and recreational facilities would be less than significant and no mitigation measures are required. The NDD Plan, including its conceptual recreational opportunities, was included in the 2021 LRDP growth assumptions.

Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR, and for reference, the 2021 LRDP EIR, and would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to neighborhood and regional parks or other recreational facilities.

b) ND Ph3, ND CUP, and Blaine Street PS

The proposed project would not require the construction and operation of recreational fields on or off campus. The closest existing campus recreational facility to the project site is the recreational field immediately northeast of the ND Ph3 student housing buildings followed by the Student Recreation Center, located adjacent to the NDD Plan area, just south of W. Linden Street. Fitness space would be included as part of the ND Ph3 project. The existing Central Park within the NDD Plan area and proposed Central Park expansion and courtyards in between the ND Ph3 student housing buildings would also allow for passive recreation.

The proposed ND CUP and Blaine Street PS are not uses that would result in campus population growth; rather, these project elements would serve to meet the needs resulting from the ND Ph3 student housing development and the Blaine Street PS would also serve to meet future phases as part of the NDD build out. Additionally, the campus population associated with the proposed project would already be served by the variety of recreational facilities available to the campus population. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to the construction or expansion of recreational facilities.

4.1.20 Transportation

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than Significant with PP Incorporated	No	No	No	PP 4.14-2; PP 4.14-4; and MM TRA-2
d) Result in inadequate emergency access?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required

On September 27, 2013, SB 743 was signed into law, which changed the way that transportation impacts are analyzed under CEQA. The transportation impact assessment updates to the CEQA Guidelines required under SB 743 were approved on December 28, 2018 and were required to be implemented statewide by July 1, 2020. Under the current CEQA transportation guidelines, level of service (LOS), or vehicle delay, is no longer considered an environmental impact under CEQA and VMT has been adopted as the most appropriate measure of transportation impacts under CEQA. Thus, although the NDD Plan EIR analyzed transportation impacts based on LOS, or vehicle delay, this Addendum does not, as it is no longer the appropriate measure of impacts.

a) **ND Ph3, ND CUP, and Blaine Street PS**

UCR, as a campus of the University of California and a constitutionally established entity, is not subject to local government planning and land use plans, policies, or regulations. Although the University is not required to comply with local planning and land use regulations, it may consider aspects of local jurisdictions' plans and policies affecting the communities surrounding the campus where appropriate, including but not limited to the use of local policies or regulations as a threshold or standard of significance. The City has multiple policies outlined in the Circulation and Community Mobility Element of its General Plan related to promoting the use of bicycles and walking. The NDD Plan was prepared to be consistent with these policies and incorporates numerous measures which support and promote walking and bicycling including extensive bicycle and pedestrian facilities, including bicycle racks and bicycle storage, and restricting vehicular traffic within several areas of the NDD Plan area. A primary objective of the NDD Plan is to provide on-campus student housing, transitioning students from commuter to resident status. As such, it is anticipated that the NDD Plan, including the proposed

project, will contribute to a decrease in student commuters and an increase in the use of available local public transit, bicycle, and pedestrian facilities.

The proposed project would include an approximately 2,000-space parking structure (Blaine Street PS) located along Blaine Street, which would include a mix of standard and accessible vehicle parking spaces and would incorporate EV charging stations, EV-ready infrastructure for future expansion, bicycle parking and maintenance facilities, vehicle-counting technology, security cameras, emergency call boxes, Wi-Fi coverage, a restroom for staff, drinking fountains, and wayfinding signage. Improvements along Blaine Street would include a new pedestrian hybrid beacon that could be converted to a traffic signal in the future serving the parking structure, a new curb cut, frontage sidewalk and streetscape improvements, and associated utility modifications needed to accommodate the new access point and maintain safe pedestrian and vehicle circulation. Additionally, pathways from the Blaine Street PS would be constructed to provide connectivity from the parking structure to Blaine Street, and from the parking structure to the existing recreational fields and to the existing student housing areas. A drop off/pick up and food/package delivery area is also proposed along the east edge of the ND Ph3 project component, using the existing fire access lane adjacent to ND Ph1.

Service and emergency vehicle access would use the wider drives accessible from Canyon Crest Drive to the west, through portions of ND Ph2, and from W. Linden Street to the south, with removal bollards allowing access for the existing fire access along ND Ph1. Trash pickup would also use the common service pathways to connect to the student housing buildings and provide access to the ND CUP for disposal. Access to the Blaine Street PS and ND CUP would be made available via Blaine Street. Additionally, an existing emergency access road to the east of the Blaine Street PS behind the existing Child Development Center would be improved to allow uninterrupted access to this facility.

The proposed ND Ph3 project includes improvements to the surface street circulation system, that would further support and facilitate pedestrian use. Street improvements, pedestrian improvements, and infrastructure improvements are proposed both on- and off-site, along W. Linden Street, Blaine Street, and along the South Recreation Mall. Offsite improvements would involve crosswalk visibility enhancements along W. Linden Street connecting to the Recreation Mall. The crosswalk visibility enhancements would include speed bumps on the approach to the crosswalk from both ways and a rectangular rapid-flashing beacon. Additionally, the project involves the Recreation Mall expansion which would establish a continuous pedestrian promenade approximately 16 feet in width extending toward Lot 25.

There are Riverside Transit Agency (RTA) bus stops and routes that include segments along Canyon Crest Drive, W. Linden Street, and Blaine Street. The proposed project would not conflict with existing RTA routes nor preclude the implementation of future transit facilities, but would provide amenities for pedestrians and bicyclists that may utilize RTA to get to campus.

The proposed project would not conflict with applicable programs, plans, or policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, the proposed project would be consistent with the analysis and determination in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to the programs, plans or policies related to the circulation system.

b) ND Ph3, ND CUP, and Blaine Street PS

CEQA requires all lead agencies to adopt VMT as the measure for identifying transportation impacts for land use projects. To assist lead agencies in complying with CEQA requirements, the Governor's Office of

Land Use and Climate Innovation, formerly known as the OPR, prepared the Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory), which provides recommendations for methodologies to be used to conduct VMT screening evaluations and VMT analyses. The City adopted updated Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (City VMT Guidelines) in April 2026 (City of Riverside 2026) and are generally consistent with the recommendations provided in the Technical Advisory.

The NDD Plan does not increase enrollment at UCR but rather provides additional on-campus housing and associated amenities, student support services, and recreational opportunities for the existing and projected campus population. Therefore, it is not anticipated that the proposed project would substantially increase daily trips. As detailed in the NDD Plan EIR, implementation of the plan is expected to reduce VMT due to the fact that the new student housing would eliminate the “commute trip” because commuter students would instead reside on campus and be close to academic as well as other support uses. In addition, the mixed-use amenities included in the NDD plan would provide local retail and dining options for the residents under buildout conditions.

The proposed Blaine Street PS would accommodate existing and anticipated campus parking demand, including demand associated with future phases of the NDD Plan. Given the nature of a university campus, parking demand is primarily associated with students, faculty, staff, and campus visitors, and the parking structure would not be expected to independently generate new population, employment, or destinations that would attract additional vehicle trips. Furthermore, the availability of on-campus housing and existing transit, bicycle, and pedestrian facilities would continue to provide alternatives to driving. Therefore, the parking structure is not anticipated to substantially increase VMT beyond that associated with existing and planned campus uses; further, by providing a centralized parking facility, drivers would have less need to drive around finding a parking space, supporting the consideration that VMT would not substantively increase and may, in fact, decrease.

The ND CUP is an accessory infrastructure component of the proposed project that would provide centralized heating and cooling services to the campus. The ND CUP would not constitute an independent trip-generating land use and would not result in additional population or employment growth, create new destinations, or otherwise induce vehicle travel beyond that associated with the overall project. Accordingly, implementation of the ND CUP would not result in a substantial increase in VMT. As discussed in section 4.1.14, Land Use and Planning, UCR is part of the University of California, a constitutionally created State entity, and therefore, it is not subject to municipal regulations of surrounding local governments for uses on property owned and controlled by the University. Although the University is not subject to the local plans of cities and counties, such plans and policies are of interest or concern because the campus and local community are coincident. It is University policy to seek consistency with regional and local plans and policies, where feasible. For the purposes of CEQA and the analysis in this Addendum, the City’s VMT Guidelines have been used to identify various screening criteria applicable to the proposed project. A project needs only to meet one of the screening criteria, to result in a less-than-significant impact. The following screening criteria were selected as being the most applicable to the proposed project and have been further evaluated in the screening evaluation.

- Low Area VMT for Residential and Office Projects
- Transit Availability
- Local Serving

Low Area VMT for Residential and Office Projects

The City's VMT Guidance and Technical Advisory recognize that residential and office projects located in low-VMT areas generally exhibit lower VMT due to characteristics such as higher densities, a mix of land uses, and greater accessibility to transit and other destinations. Accordingly, the City VMT Guidance includes screening criteria for residential and office projects located within a low-VMT area. To qualify for the low area VMT screening, the project must be located in an area where VMT per resident or employee is at or below the applicable Citywide average (i.e., 100 percent of the jurisdictional baseline).

Although the City's TREDLite VMT estimation tool is the City's primary screening tool, it was not used because it does not include an applicable land use category for student housing developments. Therefore, WRCOG VMT Screening Tool was used to evaluate whether the project site is located within a low-VMT area. The proposed project is located within Traffic Analysis Zone (TAZ) 2095, and the proposed student housing use is generally consistent with the land uses represented within the TAZ. The WRCOG VMT Impact Screening Tool identifies TAZ 2095 as having a PA VMT per resident of 6.3, compared to the Citywide average of 12.2, or approximately 48.4 percent below the jurisdictional average. Because the TAZ VMT is below the City's low-VMT screening threshold of 12.2, the project site qualifies as a low-VMT area and satisfies the City's Low-VMT Area screening criterion (WRCOG 2026).

Transit Availability

Consistent with the guidance from the City's VMT Guidelines and Technical Advisory, projects located within a transit priority area (TPA) (i.e., within ½ mile of an existing "major transit stop"⁶ or an existing stop along a "high-quality transit corridor"⁷) may be presumed to have a less than significant impact absent substantial evidence to the contrary. Based on the WRCOG VMT Impact Screening Tool, the project site is located within a TPA (WRCOG 2026). RTA Route 1 and Route 16 are located within ½ mile of the project site and provide service at intervals of 15 minutes or less during peak periods. Although the proposed project is located within a TPA, the presumption may not be appropriate if a project:

- Has a floor area ratio (FAR) of less than 0.75;

FAR is a measure of development intensity that compares the total floor area of a building to the size of its site. The proposed project would have a FAR of approximately 0.54, calculated by dividing the proposed 455,000 square feet of gross floor area by the approximately 849,420-square-foot (19.5-acre) project site. FAR is not a standard metric used by UCR and would not apply properly to the proposed project scenario. This presumptive exclusion of the use of a TPA does not apply, and the determination of a less than significant impact due to transit availability is still appropriate.

- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);

The proposed project has been designed with the appropriate amount of parking to serve the project and the NDD Plan buildout, as determined by UCR, and not more. Therefore, this presumptive exclusion of the use of a TPA does not apply, and the determination of a less than significant impact due to transit availability is still appropriate.

⁶ Per Public Resources Code §21064.3, "major transit stop" is defined as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

⁷ Per Public Resources Code §21155, a high-quality transit corridor means a corridor with fixed route bus service intervals no longer than 15 minutes during peak commute hours.

- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or

The proposed project is consistent with surrounding land uses, most of which are student-oriented housing. In addition, the proposed project is consistent with key aspects of the Sustainable Communities Strategy which includes utilizing infill opportunities and focusing on housing within existing urbanized areas. This presumptive exclusion of the use of a TPA does not apply, and the determination of a less than significant impact due to transit availability is still appropriate.

- Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

The ND Ph3 project component site is currently vacant and the Blaine Street PS site is on an existing surface parking lot (Lot 27). The development of the proposed project would not replace affordable residential units; rather, it would create new housing for students. This presumptive exclusion of the use of a TPA does not apply, and the determination of a less than significant impact due to transit availability is still appropriate.

The proposed project is located within a TPA and none of the presumptive exclusions of the use of a TPA apply. Thus, the Transit Availability screening criteria is met, and the determination of a less than significant impact due to transit availability is still appropriate.

Local Serving Uses

The City's VMT Guidelines and Technical Advisory, in addition to WRCOG's own recommendations to local agencies for VMT screening criteria, identifies local serving retail under 50,000 square feet and other local serving uses, such as parks, day care centers, and student housing, as land uses presumed to have a less than significant impact on VMT due to their ability to reduce the length of travel needed to obtain basic local services. A primary objective of the NDD Plan is to provide on-campus student housing, transitioning students from commuter to resident status. In addition, the mixed-use amenities offered in the NDD Plan will provide local retail and dining options for students, further reducing the need to travel. The proposed project is consistent with the NDD Plan and consists of approximately 1,350 beds in apartment-style units and student housing support services (e.g., residential service office, laundry, fitness space, lounge, study spaces and meeting rooms, music room, multipurpose room, and retail).

The NDD Plan EIR included an informational discussion of VMT for the NDD Plan at buildout. It is anticipated the NDD Plan, including the proposed project, will contribute to a decrease in student commuters and an increase in the use of available local public transit, bicycle, and pedestrian facilities, thereby reducing VMT. As the proposed project consists of student housing with supportive services within and in close proximity to UCR's main campus, for students already attending UCR, this would result in shifts in modes of transportation (i.e., walking or bicycling) and would discourage vehicle travel to the main campus for educational purposes and the surrounding community for supportive services, thus reducing VMT. Thus, the proposed student housing component of the project meets the Locally Serving Uses Screening criteria.

For these reasons, the proposed project meets the City's and Technical Advisory's Low Area VMT for Residential and Office Projects screening criteria, Transit Availability Screening criteria, and Locally Serving Uses Screening criteria, and the proposed project is presumed to have a less-than-significant impact on VMT consistent with the findings of the NDD Plan EIR. Therefore, the proposed project would be consistent with the analysis and determination in the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to VMT.

c) **ND Ph3, ND CUP, and Blaine Street PS**

As discussed in Section 2.3.7, “Construction,” of this Addendum, construction of the proposed ND Ph3 and ND CUP project components is anticipated to begin April 2027 and last for approximately 25 months, and construction of the Blaine Street PS is anticipated to begin January 2027 and last for approximately 20 months. Construction activities would require the transport of heavy equipment to the project site and use of trucks and equipment, which could increase conflicts between construction vehicles entering and exiting the project site and other roadway users (i.e., pedestrians, motorists, and bicyclists). However, construction activities within City rights-of-way would require the appropriate permits from the City of Riverside Public Works Department, including encroachment permits, as applicable, for sidewalk, roadway, curb and gutter, driveway, and related improvements. Furthermore, the proposed project would implement PP 4.14-2 which includes monitoring of construction schedules of major projects to determine the potential for overlapping construction activities to result in periods of heavy construction vehicle traffic on individual roadway segments. Additionally, the project would implement NDD Plan EIR MM TRA-2 which requires the preparation and implementation of a Construction Traffic Management Plan.

Standard engineering practices (e.g., use of standard road and driveway requirements, provision of adequate sight lines, and avoidance of sharp turning radii) would be implemented to avoid design elements that could result in hazards due to features such as sharp curves and dangerous intersections. The proposed project would implement PP 4.14-4, which requires the design architects include the Campus Construction and Design Standards (formerly called Campus Design Guidelines) and instructions to implement elements related to parking and roadway design, consistent with the NDD Plan EIR requirements.

Fehr & Peers (2026) assessed pedestrian crossing conditions on Blaine Street and W. Linden Street, as well as curbside temporary pick-up/drop-off and food delivery operations within the NDD Plan area. Based on the recommendation options from the Fehr & Peers’ pedestrian crossing conditions, the campus proposes to: 1) provide crosswalk visibility enhancements along W. Linden Street connecting to the Recreation Mall by including speed bumps on the approach to the crosswalk from both ways and a rectangular rapid-flashing beacon; 2) provide a new pedestrian hybrid beacon that could be converted to a traffic signal in the future; 3) provide a minimum of 10 additional short-term parking spaces within the NDD Plan area for temporary drop-off/pick-up and food/package deliveries. UCR’s Transportation and Parking Services will coordinate with ridesharing and food delivery providers to establish designated pick-up/drop-off locations through geofencing where feasible.

The proposed project would not introduce land uses that are incompatible with surrounding campus or adjacent off-campus development. Rather, the proposed ND Ph3, ND CUP, and Blaine Street PS project components would implement land uses, circulation, and parking facilities contemplated by the NDD Plan and analyzed in the NDD Plan EIR. Accordingly, the proposed project would not create transportation hazards associated with incompatible land uses.

The NDD Plan, including the proposed project would not generate new transportation hazards due to geometric design features or incompatible land uses, and impacts would remain less than significant. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to transportation hazards due to design features or land use incompatibilities.

4.1.20(c) Applicable MMs, PSs, and/or PPs:

PP 4.14-2: The campus will periodically assess construction schedules of major projects to determine the potential for overlapping construction activities to result in periods of heavy construction vehicle traffic on individual roadway segments, and adjust construction schedules, work hours, or access routes to the extent feasible to reduce construction related traffic congestion.

PP 4.14-4 (modified in 2023): The campus shall provide design architects for roadway and parking improvements with the Campus Construction and Design Standards and instructions to implement those elements of the guidelines relevant to parking and roadway design.

MM TRA-2: The University shall require the Project Developer to prepare and implement a Construction Traffic Management Plan that will include, but will not necessarily be limited to, the following elements:

- Identify proposed truck routes to be used.
- Specify construction hours, including limits on the number of truck trips during the AM and PM peak traffic periods (7:00 – 9:00 AM and 4:00 – 6:00 PM), if conditions demonstrate the need.
- Include a parking management plan for ensuring that construction worker parking results in minimal disruption to surrounding uses.
- Include a public information and signage plan to inform student, faculty and staff of the planned construction activities, roadway changes/closures, and parking changes.
- Store construction materials only in designated areas that minimize impacts to nearby roadways.
- To minimize disruption of emergency vehicle access, affected jurisdictions (Campus Police, City Police, County Sheriff, and City Fire Department) will be consulted to identify detours for emergency vehicles, which will then be posted by the construction contractor.
- Ensure that access to fire hydrants remains available at all times.

d) **ND Ph3, ND CUP, and Blaine Street PS**

The proposed project would not result in inadequate emergency access or otherwise impede emergency response or evacuation. Development of the NDD Plan, including the proposed project, would not involve the permanent closure of vehicle, bicycle, or pedestrian lanes or walkways, nor would it obstruct existing emergency access routes. During project construction, designated construction laydown, staging, and parking areas would be established on-site as to not impede emergency access routes or circulation. The proposed project would be designed with emergency access routes, giving responders full access to all buildings and undeveloped portions of the site. Emergency vehicle access during operation would be provided via the existing access from Canyon Crest Drive to the west, through portions of ND Ph2, and from W. Linden Street to the south, with removable bollards allowing access for the existing fire access along ND Ph1. Access to the Blaine Street PS and ND CUP would be provided via Blaine Street. Additionally, an existing emergency access road to the east of the Blaine Street PS behind the existing Child Development Center would be improved to allow uninterrupted access to this facility. Within the project site, multi-modal paths transect the site and around the proposed student housing buildings, to be utilized by emergency vehicles as necessary. The proposed project would be designed to meet the requirements for emergency vehicle access in accordance with the most current CBC/Fire Code requirements related to loading and access to building facades.

As such, the proposed project would have a less than significant impact on emergency access. Therefore, the proposed project would remain consistent with the analysis and conclusions of the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to emergency access.

4.1.21 Tribal Cultural Resources

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	Less than Significant with MM and PP Incorporated	No	No	No	MM CUL-1 PP 4.5-5

a) i) **ND Ph3, ND CUP, and Blaine Street PS**

Consistent with the analysis provided under Threshold 4.1.8(a), Cultural Resources, no historical resources are present within the project site or off-site improvements area. The project site is comprised of vacant areas with remnant landscape and hardscape areas as well as a surface parking lot with associated landscape and hardscape areas; no identified/known historical resources are located within these areas. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to listed or eligible tribal cultural historical resources.

a) ii) **ND Ph3, ND CUP, and Blaine Street PS**

The NDD Plan IS determined that the NDD Plan area, which includes the project site, are not known or expected to contain any tribal cultural resources (TCRs). Similarly, due to the immediate adjacency and previously disturbed nature of W. Linden Street, Blaine Street, and the Recreation Mall, the offsite

improvement area is not expected to contain any TCRs. UCR consulted with the applicable tribes as part of the AB 52 tribal consultation process during the NDD Plan EIR process. The Agua Caliente Band of Cahuilla Indians responded to the AB 52 notification letter stating that they did not require consultation and no other requests for formal consultation were received by UCR. The NDD Plan IS states that the NDD Plan area, which includes the ND Ph3, ND CUP, and Blaine Street PS sites, could expose previously undiscovered buried archaeological resources, including human remains, which could be determined to be TCRs. To address this potential, the proposed project would incorporate MM CUL-1 to ensure that should cultural resources be encountered, they would be protected, documented, and preserved, as appropriate, consistent with the NDD Plan IS. If human remains are uncovered and are determined to be of Native American origin, UCR would implement PP 4.5-5 for protection of the remains, documentation, and respectful treatment in consultation with a Native American Most Likely Descendent. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR, and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact to TCRs.

4.1.21(a)(2) Applicable MMs, PSs, and/or PPs:

Refer to **MM CUL-1 and PP 4.5-5** in Section 4.1.5, “Cultural Resources,” of this Addendum.

4.1.22 Utilities and Service Systems

Would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than Significant with MMs and PPs Incorporated	No	No	No	MM UTL-1 PP 4.15-1(a) PP 4.15-1(b) PP 4.15-1(c) PP 4.15-1(d) PP 4.15-5 PP 4.8-3(e)
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple-dry years?	Less than Significant with PPs Incorporated	No	No	No	PP 4.15-1(a) PP 4.15-1(b) PP 4.15-1(c) PP 4.15-1(d)
c) Result in a determination by the waste water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	Less than Significant Impact	No	No	No	No MMs, PSs, or PPs required

- a) Development of the proposed project would be adjacent to existing campus development and would connect to existing utility facilities, including water supply, wastewater treatment, storm water drainage, electric power, and telecommunications. The proposed project would be fully electric and would not use natural gas. All connections would be implemented during project construction which would result in only temporary impacts, be located within developed/disturbed areas, and not substantially increase the disturbance area considered in the NDD Plan EIR. All project construction activities would comply with BMPs which would minimize any environmental impacts.

Water and Wastewater Facilities

ND Ph3, ND CUP, and Blaine Street PS

The existing campus water system has sufficient capacity to serve the proposed project. RPU provides potable water to the campus, which is used both in buildings and for landscape irrigation. Potable water for the ND Ph3 project component would be provided from either the ND CUP which would tie into the RPU main line in Blaine Street and/or from the point of connection off W. Linden Street. It is anticipated

that the irrigation system would be serviced by the campus combined fire, domestic, and irrigation water system similar to ND Ph2 or by supplied water by RPU. New fire water service for the ND Ph3 residential buildings would be serviced by the RPU 14-inch water main in W. Linden Street in addition to a connection to the 12-inch RPU water main in Blaine Street for the ND CUP fire water needs. The Blaine Street PS would include domestic water service for maintenance and operational uses, including drinking fountains, bottle fillers, a staff restroom, hose bibs, and maintenance facilities. Fire protection infrastructure would include fire hydrants, standpipes, fire department connections, and associated fire-water service connections. New fire water service for the Blaine Street PS would be serviced by a connection to the RPU water main in Blaine Street for fire water needs. Utility connections for the Blaine Street PS may utilize existing domestic water, sanitary sewer, and fire-water infrastructure in the vicinity of the project site, subject to final engineering design and capacity verification.

Development of the NDD Plan, including the proposed project, would increase water demand on campus and the total average NDD Plan water demand at buildout was estimated at 624,474 gallons per day or 700 acre-feet per year. The proposed project components would not exceed the beds, building space, or ancillary infrastructure projections contemplated in the NDD Plan. Therefore, water demand associated with the proposed project would remain within the overall development program and water demand assumptions evaluated in the NDD Plan EIR. To minimize impacts on water utilities, NDD Plan developments including the proposed project would follow water conservation policies in the UC SPP and would implement PP 4.15-1(a) through PP 4.15-1(d). As discussed in the NDD Plan EIR, RPU is anticipated to meet future water demands, including those generated by the NDD Plan through 2040 and no new or expanded water supplies would be necessary. Additionally, RPU adopted their 2025 Urban Water Management Plan in June 2026 and anticipates projected water demands can be met through 2050, including a drought lasting five consecutive water years (RPU 2026). Therefore, the proposed project would not require new or expanded water supply entitlements or facilities beyond those contemplated in the NDD Plan EIR, and the impact to water supply and facilities would remain less than significant. Accordingly, the proposed project would remain consistent with the analysis and conclusions of the NDD Plan EIR and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts related to water supply and water supply facilities.

For wastewater, the NDD Plan EIR determined that buildout of the NDD Plan would generate additional wastewater that could require new or expanded wastewater treatment facilities, resulting in a potentially significant impact. Under peak flow scenarios, it was estimated the NDD Plan would generate approximately 1,365 gallons per minute (gpm) of wastewater. With implementation of PP 4.15-5, MM UTL-1 and MM UTL-2, requiring compliance with all applicable Santa Ana RWQCB requirements, limiting flows to the Linden Street sewer and with the upsized Canyon Crest sewer line that was constructed as part of the ND Ph2 project to accommodate NDD Plan buildout flows, the impact would be reduced to less than significant.

RPU's Sewage Systems Services Program and Treatment Services unit, administered by the City of Riverside Public Works Department, collects, treats, and disposes of all wastewater generated by the UCR campus, including the proposed project site. The proposed project would connect to the established wastewater infrastructure constructed as part of ND Ph2 in Canyon Crest in addition to connections to the existing wastewater main along Blaine Street for the ND CUP and Blaine Street PS. No additional offsite improvements are anticipated due to the wastewater infrastructure expansion completed as part of ND Ph2 which included a new 15-inch sewer line in Canyon Crest that will service all future phases of the NDD Plan. The expansion therefore provides the wastewater conveyance capacity contemplated by MM UTL-2 for subsequent NDD Plan development. Wastewater generated from the NDD Plan, including the proposed project, would be treated at the City's regional water quality

control plant (RWQCP) which has a treatment capacity of 46 million gallons per day (City of Riverside 2026). The ND Ph2 Addendum concluded that the RWQCP would adequately treat wastewater generated by the NDD Plan, including ND Ph2, and that no new or expanded wastewater treatment facilities would be necessary. The proposed ND CUP and Blaine Street PS would connect to existing wastewater infrastructure in the vicinity of Blaine Street, subject to final engineering and capacity verification. Wastewater generation from the Blaine Street PS would be limited to domestic and maintenance uses and would not materially increase wastewater generation beyond the development projections evaluated in the NDD Plan EIR. The proposed project would not exceed the student beds, building space, or ancillary infrastructure contemplated under the NDD Plan. Accordingly, wastewater generation associated with the proposed project would remain within the overall development program and wastewater generation assumptions evaluated in the NDD Plan EIR and would not result in wastewater flows substantially different from those previously analyzed. In addition, PP 4.15-5 and MM UTL-1 would continue to apply to the proposed project, as applicable. PP 4.15-5 requires the University to comply with all applicable water quality requirements established by the Santa Ana RWQCB, and MM UTL-1 requires the on-site wastewater system to limit dry-weather flow conveyed to the Linden Street sewer to 333 to 400 gpm. Therefore, the proposed project would remain consistent with the wastewater generation, conveyance, and treatment assumptions evaluated in the NDD Plan EIR and would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact related to wastewater treatment capacity.

Stormwater Drainage Facilities

ND Ph3, ND CUP, and Blaine Street PS

The existing topography of the project site has a gradual east to west slope where stormwater sheet-flows down the existing network of streets and gutters and onto W. Linden Street to the south. From there, these flows are conveyed by street gutters into underground drainage systems in W. Linden Street. As discussed in Section 4.1.13, “Hydrology and Water Quality,” of this Addendum, the proposed project involves construction of an approximately 190,000-cubic-foot stormwater detention basin designed to detain runoff generated by ND Ph1, ND Ph2, and the proposed project in accordance with applicable low impact development requirements and campus stormwater permits. Stormwater runoff from the Blaine Street PS would be collected through an integrated drainage system and conveyed to treatment and infiltration facilities designed in accordance with applicable stormwater regulations and low-impact development requirements. Existing stormwater treatment and infiltration infrastructure serving the site may also be utilized, subject to confirmation during final engineering design.

Prior to construction, the proposed project would be required to prepare a project-specific WQMP in accordance with applicable regulatory requirements. The WQMP will identify appropriate BMPs to address post-construction stormwater runoff and water quality and would be implemented in conjunction with the proposed stormwater detention basin and applicable low impact development requirements to ensure compliance with campus stormwater permits and applicable drainage design standards. Moreover, UCR was approved for coverage under the Phase II MS4 permit program (NPDES No. CAS000004) and is required to comply with the requirements of the MS4 permit, including implementation of a stormwater quality management program to comply with permit requirements and reduce the discharge of pollutants in stormwater and urban runoff. Implementation of the WQMP and PP 4.8-3(e), together with the proposed stormwater detention basin, would manage post-construction runoff, maintain stormwater quality, and ensure that post-development runoff would not substantially increase the rate or volume of runoff in a manner that would exceed the capacity of existing drainage facilities. Accordingly, the proposed project would remain consistent with the analysis and conclusions

of the NDD Plan EIR and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts related to stormwater drainage facilities.

Electric Power and Natural Gas Facilities

ND Ph3, ND CUP, and Blaine Street PS

The proposed project would require the use of electricity for lighting, appliances, heating, and cooling and would be served by the proposed ND CUP. The proposed project would be fully electric and would not utilize natural gas consistent with the NDD Plan and pursuant to the UC SPP (2026). UCR purchases electricity for campus operations from RPU and through a power purchase agreement for on-site generation from the campus' solar infrastructure. UCR privately distributes medium pressure gas throughout East Campus and West Campus. The total annual electricity demand/usage for the proposed project is estimated at 4,143,249 kWh (Appendix A), which is not anticipated to require additional electricity substations or construction or relocation of electrical infrastructure that would cause significant environmental effects. The proposed project would be required to follow energy conservation policies listed in the UC SPP to minimize energy use for the campus to attain the GHG reduction goals. Therefore, no impacts would occur and the proposed project would remain consistent with the analysis and conclusions in the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to electric power or natural gas facilities.

Telecommunications Infrastructure

ND Ph3, ND CUP, and Blaine Street PS

The proposed project would include telecommunications/signals from distribution lines to buildings and would include minor telecommunications improvements such as underground connections in previously disturbed areas, which would not cause significant impacts on the environment. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to the construction or relocation of utilities.

4.1.22(a) Applicable MMs, PSs, and/or PPs:

MM UTL-1: The on-site wastewater system should be designed to limit flows to the Linden Street sewer. Conveyance of dry-weather flow from the NDD Plan site should be limited to 333 to 400 gpm.

PP 4.15-1(a): Improvements to the campus water distribution system, including necessary pump capacity, will be made as required to serve new projects. Project-specific CEQA analysis of environmental effects that would occur prior to project-specific approval will consider the continued adequacy of the domestic/fire water systems, and no new development would occur without a demonstration that appropriate domestic/fire water supplies continue to be available.

PP 4.15-1(b): To further reduce the Campus' impact on domestic water resources, to the extent feasible, UCR will:

- i. Install hot water recirculation devices (to reduce water waste)
- ii. Continue to require all new construction to comply with applicable State laws requiring water-efficient plumbing fixtures, including but not limited to the Health and Safety Code and Title 24, California Code of Regulations, Part 5 (California Plumbing Code)

- iii. Retrofit existing plumbing fixtures that do not meet current standards on a phased basis over time
- iv. Install recovery systems for losses attributable to existing and proposed steam and chilled water systems
- v. Prohibit using water as a means of cleaning impervious surfaces
- vi. Install water-efficient irrigation equipment to maximize water savings for landscaping and retrofit existing systems over time

PP 4.15-1(c): The Campus shall promptly detect and repair leaks in water and irrigation pipes.

PP 4.15-1(d): The Campus shall avoid serving water at food service facilities except upon request.

PP 4.15-5 from the 2005 LRDP: The Campus will continue to comply with all applicable water quality requirements established by the SARWQCB.

PP 4.8-3(e): Prior to the time of design approval, the campus will evaluate each specific project to determine if the project runoff would exceed the capacity of the existing storm drain system. If it is found that the capacity would be exceeded, one or more of the following components of the storm drain system would be implemented to minimize the occurrence of local flooding:

- i. Multi-project stormwater detention basins
- ii. Single-project detention basins
- iii. Surface detention design
- iv. Expansion or modification of the existing storm drain system
- v. Installation of necessary outlet control facilities

b) ND Ph3, ND CUP, and Blaine Street PS

Consistent with the NDD Plan EIR discussion, the total water demand of buildout of the NDD Plan was estimated to be 624,474 gallons per day (or 700 acre-feet per year) and recycled water would be used for approximately 11 acres of open space. The proposed project would not exceed the beds, building space, or ancillary infrastructure projections contemplated in the NDD Plan and, therefore, would remain within the overall water demand assumptions evaluated in the NDD Plan EIR. In order to minimize impacts on water utilities, the NDD Plan would follow water conservation policies listed in the UC SPP and would implement PPs 4.15-1(a) through 4.15-1(d). As discussed in the NDD Plan EIR, RPU is anticipated to meet future water demands, including those generated by the NDD Plan through 2040. No new or expanded water supplies would be necessary and the impact to water supplies would be less than significant. Additionally, RPU adopted its 2025 Urban Water Management Plan in June 2026 and anticipates that projected water demands can be met through 2050, including a drought lasting five consecutive water years (RPU 2026). The proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to sufficient waters supplies being available for the project.

4.1.22(b) Applicable MMs, PSs, and/or PPs:

Refer to **PP 4.15-1(a) through PP 4.15-1(d)** above.

c) **ND Ph3, ND CUP, and Blaine Street PS**

As outlined in Threshold 4.1.19(a) above, the proposed project would not exceed the beds, building space, or ancillary infrastructure projections contemplated in the NDD Plan, and, therefore, would remain within the overall development program and wastewater generation assumptions evaluated in the NDD Plan EIR. The proposed project would connect to the wastewater infrastructure constructed as part of ND Ph2, including the new 15-inch sewer line in Canyon Crest that will serve all future phases of the NDD Plan, and to existing wastewater infrastructure along Blaine Street for the ND CUP and Blaine Street PS, subject to final engineering design and capacity verification. The RWQCP is anticipated to adequately treat wastewater generated by the NDD Plan, including the proposed project, and has a treatment capacity of approximately 46 million gallons per day (City of Riverside 2026). No new or expanded wastewater treatment facilities would be necessary and the impact would be less than significant. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to adequate capacity of wastewater treatment provider to serve the project.

d, e) **ND Ph3, ND CUP, and Blaine Street PS**

UCR's landfill-bound waste is picked up and hauled by UCR trucks to the CR&R Environmental Services facility in Perris, California (approximately 17 miles south from UCR). Materials for recycling are sorted out of the landfill waste stream and the remainder is used for waste-to-energy (the process of generating and capturing energy in the form of electricity and/or heat from the primary treatment of waste). UCR's recyclable materials are hauled to the UCR transfer station, just north of Parking Lot 30 on the West Campus. Compost, food waste, and the commingled recycle streams are picked up from the UCR transfer station by the current contracted vendor to be recycled or composted. Green waste is currently blended back into the soil by UCR's Agricultural Operations Course. The proposed project would continue to utilize these solid waste programs and facilities.

Consistent with the NDD Plan EIR discussion, at buildout, the NDD Plan would generate approximately 1,244,025 tons per year of solid waste. The proposed project would generate approximately 309 tons per year of solid waste (Appendix A). The NDD Plan, including the proposed project, would not require the development of a new landfill or expansion of current facilities and the impact would remain less than significant. The proposed project would also implement features of the UC Policy on Sustainable Practices which directs UCR to reduce total per capita municipal solid waste generation by 25 percent and 50 percent from 2015/2016 levels by 2025 and 2030, respectively. The proposed project would not generate solid waste in excess of State or local standards or negatively impact the provision of solid waste services or impair attainment of solid waste goals, and the proposed project would comply with all federal, State, and local management regulations related to solid waste. Therefore, the proposed project would be consistent with the analysis and conclusions in the NDD Plan EIR and the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to solid waste.

4.1.23 Wildfire

If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the proposed project:	NDD Plan EIR Significance Conclusion	Do Proposed Changes Require Major Revisions to the NDD Plan EIR?	Do New Circumstances Require Major Revisions to the NDD Plan EIR?	Is there Any New Information Resulting in New or More Severe Significant Impacts?	Applicable NDD Plan EIR MMs, PSs, and/or PPs to Address Project-Specific Impacts
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Less than Significant with PPs Incorporated	No	No	No	PP 4.7-7(a) PP 4.7-7(b)
b) Exacerbate wildfire risks due to slope, prevailing winds, and other factors and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	N/A	No	No	No	No MMs, PSs, or PPs required
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A	No	No	No	No MMs, PSs, or PPs required
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	N/A	No	No	No	No MMs, PSs, or PPs required

These specific thresholds related to wildfire were not explicitly addressed in the certified NDD Plan EIR because it was not included in the CEQA Guidelines in effect at the time. However, Section 4.9, “Hazards and Hazardous Materials,” of the NDD Plan EIR did discuss similar emergency evacuation plans and wildfire risk. This Addendum provides an analysis of the proposed project’s potential effects related to wildfire using the current CEQA Guidelines thresholds.

a) **ND Ph3, ND CUP, and Blaine Street PS**

As shown in Figure 4–11, Fire Hazard Area Map, the project site is not located within a VHFHSZ within the Local Responsibility Area (LRA) or within a State Responsibility Area (SRA). The nearest VHFHSZ within the LRA and SRA are approximately 0.23 mile and 0.75 mile to the north, respectively (CAL FIRE 2026). The proposed ND Ph3 student housing buildings would be developed on a site that has existing access from W. Linden Street; the proposed ND CUP and Blaine Street PS project elements would be developed on a site that has existing access from Blaine Street. Blaine Street, Watkins Drive, and roadways within the campus (W. Linden Street) are not designated evacuation routes in the City’s General Plan Public Safety Element Technical Background Report (City of Riverside 2021). Therefore, construction and operation of the proposed project would not substantially alter or otherwise interfere with evacuation routes or public rights-of-way.

Development of the NDD Plan, including the proposed project, would not interfere with the UCR emergency action plan (EAP) through any construction-related road closures. UCR's EAP guides evacuation procedures in case of fire and other emergencies. UCR's Transportation and Parking Services and Office of Emergency Management personnel support evacuations and coordinate with other University departments and with the City, as necessary. As the proposed project construction would result in a similar amount of construction and would not require a significant increase in number of construction vehicles to that under the NDD Plan, the proposed project would not create congestion levels or road closures which would interfere with the EAP. The Campus Fire Marshal would review plans during the plan review process to ensure adequate ingress/egress of emergency vehicles on the project site during construction activities and adequate fire lanes and access as well as adequate fire protection (e.g., fire hydrants, fire alarm system, sprinklers) with development of the proposed project. The RFD would also review plans for the Blaine Street PS for right-of-way improvements along Blaine Street. Adherence to PP 4.7-7(a) and PP 4.7-7(b) focused on addressing potential road closures during construction and coordination efforts with the applicable departments and agencies regarding roadway closures and detours would ensure that construction would not result in significant impacts.

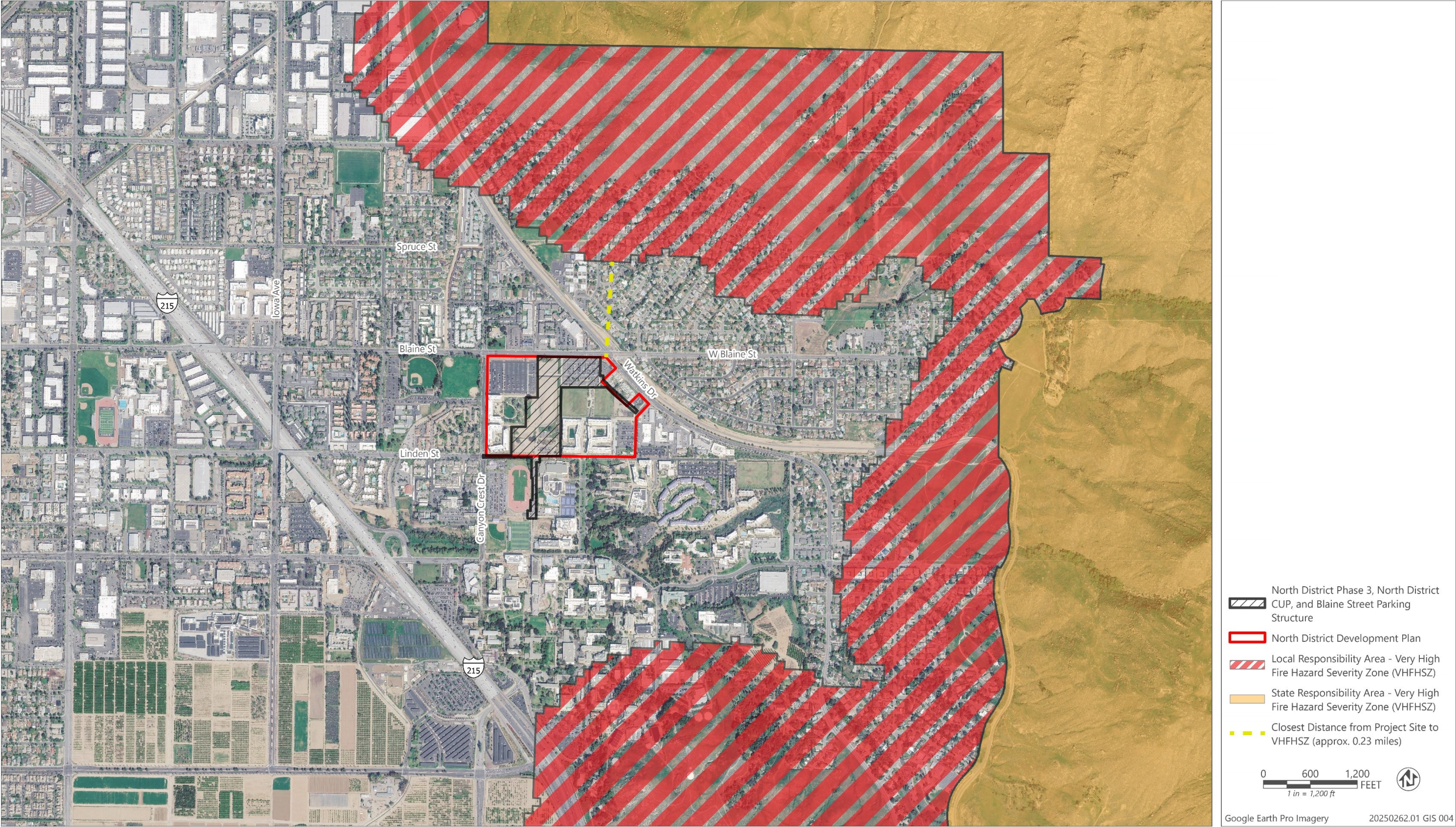
As the proposed project would not permanently affect vehicular and pedestrian circulation to and around the project site, impacts would be similar to that under the NDD Plan. The proposed project would not impair implementation of or physically interfere with the EAP during operation. Therefore, operation of the proposed project would not impair implementation of or physically interfere with the EAP. The proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to substantially impairing an emergency response or emergency evacuation plan. Impacts would be less than significant with PPs incorporated.

4.1.23(a) Applicable MMs, PSs, and/or PPs:

PP 4.7-7(a): To the extent feasible, the campus shall maintain at least one unobstructed lane in both directions on campus roadways. At any time only a single lane is available, the campus shall provide a temporary traffic signal, signal carriers (i.e., flag persons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the campus shall provide appropriate signage indicating alternative routes.

PP 4.7-7(b): To maintain adequate access for emergency vehicles when construction projects would result in roadway closures, PD&C shall consult with the UCRPD, EH&S, and the RFD to disclose roadway closures and identify alternative travel routes.

Figure 4-11 Fire Hazard Area



Source: Adapted by Ascent in 2026.

b – d) ND Ph3, ND CUP, and Blaine Street PS

The proposed project would be constructed within the NDD Plan area with the off-site improvements proposed immediately adjacent in W. Linden Street, Blaine Street and the Recreation Mall, and surrounded by existing development. The NDD Plan area, which includes the ND Ph3, ND CUP, and Blaine Street PS sites, as well as the off-site improvement area are not adjacent to the southeast hills bordering the southeast end of campus that may be susceptible to wildland fires. The Campus Fire Marshal would ensure that there are proper storage, handling, and use of any hazardous materials during construction activities. Additionally, construction activities would be required to follow fire safety protocols including but not limited to on-site fire extinguishing equipment and compliance with Fire Code Chapter 33, and all construction equipment would be subject to standard operating procedures that would limit sources of ignition that could generate a wildfire. The proposed project would also have to be designed and constructed in adherence to Campus Construction and Design Standards and building codes, including the UCR Fire Prevention and Life Safety Policy and would be subject to Fire Code review and inspection by UCR's Building and Safety Division, Fire Prevention, EH&S, Office of Emergency Management, the Campus Fire Marshal, and/or other applicable UCR departments and staff.

Operation of the proposed project would not alter or interfere with public rights-of-way and would provide access for emergency response vehicles to the project site. Development of the proposed project would include pedestrian pathways, temporary pick-up/drop off and temporary food and package delivery areas, accessible parking, fire and service access, underground utility connections, and other associated infrastructure. The proposed project's access connections would be developed on existing roadways and these roadways would remain with implementation of the proposed project. All utilities connections needed to serve the proposed project would be installed in accordance with the current building codes and safety standards to reduce the risk of fires. New electrical connections would be installed underground in accordance with UCR Campus Construction and Design Standards or City standards if within City's right-of-way. The proposed fire hydrants, standpipes, fire sprinklers, and fire alarm system would reduce fire risk by providing increased access to emergency services and fire protection.

Development and construction of the proposed project would also comply with CBC/California Fire Code and with all existing regulations for on-site vegetation and fuel management to maintain clearance around the proposed project. Therefore, the proposed project would not exacerbate wildfire risks exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; and would not expose people or structures to significant risks to flooding or landslides. The proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact related to wildfire risk. Impacts would remain less than significant.

5 Applicable Mitigation Measures, Planning Strategies, and Programs and Practices

The following MMs, PSs, and PPs from the certified NDD Plan EIR Mitigation Monitoring and Reporting Program would be applicable to the impacts associated with the proposed project. For measures that have been previously modified in a prior Addendum, including MMs, PPs, and PSs, the measures are presented in their current updated form, with a notation identifying when the measure was previously modified. This Addendum also includes minor modifications to PPs including PP 4.2-2(b), PP 4.6-2(b), PP 4.8-3(d), and PP 4.12-1(a) to address minor technical changes/clarifications based on updated document labeling, regulations, and/or standards. These PPs are presented in their current updated form, with a notation identifying they were modified in 2026. For MM GHG-1, the current revised version is provided in its entirety in this chapter with a notation that it was modified in 2026. No new significant impacts or increased severity in impacts that were not analyzed in the NDD Plan EIR have been identified; therefore, no additional project-specific mitigation is required.

5.1 AESTHETICS

PP 4.1-1 (modified in 2023): The Campus shall provide design professionals with the Campus Construction and Design Standards and instructions to implement the Standards, including those sections related to use of consistent scale and massing, compatible architectural style, complementary color palette, preservation of existing site features, and appropriate site and exterior lighting design.

PP 4.1-2(a) (modified in 2023): The Campus shall continue to provide design professionals with the Campus Construction and Design Standards and instructions to develop project-specific landscape plans that are consistent with the Standards with respect to the selection of plants, retention of existing trees, and use of water conserving plants, where feasible.

MM 4.1-3(a): Building materials shall be reviewed and approved as part of project-specific design and through approval of construction documents. Mirrored, reflective glass is prohibited on campus.

MM 4.1-3(b): All outdoor lighting on campus resulting from new development shall be directed to the specific location intended for illumination (e.g., roads, walkways, or recreation fields) to prevent stray light spillover onto adjacent residential areas. In addition, all fixtures on elevated light standards in parking lots, parking structures, and athletic fields shall be shielded to reduce glare. Lighting plans shall be reviewed and approved prior to project-specific design and construction document approval.

MM 4.1-3(c): Ingress and egress from new parking areas shall be designed and situated so as to minimize the impact of vehicular headlights on adjacent uses. Walls, landscaping or other light barriers will be provided. Site plans shall be reviewed and approved as part of project-specific design and construction document approval.

PS Campus & Community 1: Provide sensitive land use transitions and landscaped buffers where residential off campus neighborhoods might experience noise or light from UCR activities.

5.2 AGRICULTURE AND FORESTRY RESOURCES

None.

5.3 AIR QUALITY

None.

5.4 BIOLOGICAL RESOURCES

MM BIO-1 (modified in 2023): Prior to the onset of construction activities that would result in the removal of mature trees and would occur between mid-February and end of August, surveys for nesting special-status avian species and raptors shall be conducted following the California Department of Fish and Wildlife (CDFW) guidelines. If no active avian nests are identified on or within 250 feet of the construction site, no further mitigation is necessary.

MM BIO-2: If active nests of special-status avian species or raptors are found within the construction footprint or within 250 feet of the construction site, exterior construction activities shall be delayed until the young have fledged or appropriate mitigation measures responding to the specific situation have been developed and implemented in consultation with CDFW.

5.5 CULTURAL RESOURCES

MM CUL-1: If an archaeological resource is discovered during construction, all soil-disturbing work within 100 feet of the find shall cease and the University Representative shall contact a qualified archaeologist meeting the Secretary of Interior standards within 24 hours of discovery 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 determine if it is feasible, through project design measures to preserve the find intact. If it cannot be preserved, the University shall retain a qualified non-University archaeologist to design and implement a treatment plan, prepare a report, and salvage the material, as appropriate. Any important artifacts recovered during monitoring shall be cleaned, catalogued, and analyzed, with the results presented in a report of finding that meets professional standards.

- a) If significant Native American cultural resources are discovered, as determined by the consulting archaeologist for which a Treatment Plan must be prepared, the developer, or his archaeologist shall immediately contact the University Representative. The University Representative shall contact the appropriate Tribal representatives.
- b) If requested by Tribal representatives, the University, the developer, or his project archaeologist shall in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, return of artifacts to tribe).

PP 4.5-5: In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area of the find shall be protected and the University immediately shall notify the Riverside County Coroner of the find and comply with the provisions of PRC Section 5097 with respect to Native American involvement, burial treatment, and re-burial, if necessary.

5.6 ENERGY

None.

5.7 GEOLOGY AND SOILS

PS Open Space 4: Provide landscaped buffers and setbacks along campus edges, such as Valencia Hill Drive and its extension south of Big Springs Road, Martin Luther King Boulevard, and the I-215/SR-60 freeway.

PS Conservation 2: Site buildings and plan site development to minimize site disturbance, reduce erosion and sedimentation, reduce storm water runoff, and maintain existing landscapes, including healthy mature trees whenever possible.

PS Conservation 3: Continue with the increase in building densities on campus, particularly in academic zones, in order to preserve open space and conserve limited land resources and the agricultural fields.

PP 4.5-4: Construction specifications shall require that if a paleontological resource is uncovered during construction activities:

- i. A qualified paleontologist shall determine the significance of the find.
- ii. The Campus shall make an effort to preserve the find intact through feasible project design measures.
- iii. If it cannot be preserved intact, then the University shall retain a qualified non-University paleontologist to design and implement a treatment plan to document and evaluate the data and/or preserve appropriate scientific samples.
- iv. The paleontologist shall prepare a report of the results of the study, following accepted professional practice.
- v. Copies of the report shall be submitted to the University and the Riverside County Museum.

PP 4.6-1(a): During project-specific building design, a site-specific geotechnical study shall be conducted under the direct supervision of a California Registered Engineering Geologist or licensed geotechnical engineer to assess seismic, geological, soil, and groundwater conditions at each construction site and develop recommendations to prevent or abate any identified hazards. The study shall follow applicable recommendations of CDMG Special Publication 117 and shall include, but not necessarily be limited to:

- Determination of the locations of any suspected fault traces and anticipated ground acceleration at the building site
- Potential for displacement caused by seismically induced shaking, fault/ground surface rupture, liquefaction, differential soil settlement, expansive and compressible soils, landsliding, or other earth movements or soil constraints
- Evaluation of depth to groundwater

The structural engineer shall incorporate the recommendations made by the geotechnical report when designing building foundations.

PP 4.6-1(b): The Campus shall continue to implement its current seismic upgrade program.

PP 4.6-1(c): The Campus will continue to fully comply with the University of California's Policy for Seismic Safety, as amended. The intent of this policy is to ensure that the design and construction of new buildings and other facilities shall, as a minimum, comply with seismic provisions of CCR, Title 24, California Administrative Code, the California State Building Code, or local seismic requirements, whichever requirements are most stringent.

PP 4.6-2(a): The Campus shall continue to implement dust control measures consistent with SCAQMD Rule 403—Fugitive Dust during the construction phases of new project development. The following actions are currently recommended to implement Rule 403 and have been quantified by the SCAQMD as being able to reduce dust generation between 30 and 85 percent depending on the source of the dust generation. The Campus shall implement these measures as necessary to reduce fugitive dust. Individual measures shall be specified in construction documents and require implementation by construction contractor:

- i. Apply water and/or approved nontoxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days)
- ii. Replace ground cover in disturbed areas as quickly as possible
- iii. Enclose, cover, water twice daily, or apply approved chemical soil binders to exposed piles with 5 percent or greater silt content
- iv. Water active grading sites at least twice daily
- v. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period
- vi. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code
- vii. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads.
- viii. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip
- ix. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces
- x. Post and enforce traffic speed limits of 15 miles per hour or less on all unpaved roads

PP 4.6-2(b) (modified in 2026): In compliance with National Pollution Discharge Elimination System (NPDES), the Campus would continue to implement Best Management Practices, as identified in the UCR Phase II Small Municipal Separate Storm Water System (MS4) General Permit Storm Water Management Program Plan (UCR 2003):

- i. Public education and outreach on stormwater impacts
- ii. Public involvement/participation
- iii. Illicit discharge detection and elimination
- iv. Pollution prevention/good housekeeping for facilities
- v. Construction site stormwater runoff control
- vi. Post-construction stormwater management in new development and redevelopment

5.8 GREENHOUSE GAS EMISSIONS

MM GHG-1 (modified in 2026): To ensure that annual GHG emissions for the project do not exceed zero, UC Riverside shall purchase GHG credits in the amount of excess emissions above zero for any future year where emissions occur.

The CEQA Guidelines recommend several options for mitigating GHG emissions. State CEQA Guidelines Section 15126.4(C)(3) states that measures to mitigate the significant effects of GHG emissions may include “off-site measures, including offsets that are not otherwise required...” Through the purchase of GHG credits from voluntary participation in an approved registry, GHG emissions credits may be used to offset campuswide emissions, given they meet the following criteria:

- Real—represent reductions actually achieved,
- Additional/Surplus—not already planned or required by regulation or policy (i.e., not double counted),
- Quantifiable—readily accounted for through process information and other reliable data,
- Enforceable—acquired through legally-binding commitments/agreements,
- Validated—verified through accurate means by a reliable third party, and
- Permanent—will remain as GHG reductions in perpetuity.

The carbon credits shall be purchased through any one of the following verifiable entities/registries: CARB, Climate Action Reserve (CAR), California Air Pollution Control Officer’s Association (CAPCOA), or any California Air Pollution Control District or Air Quality Management District, or an equivalent verifiable registry. Offsets approved by these agencies meet the above criteria.

UC Riverside shall regularly track the project’s annual GHG emissions. At any future reporting milestone, if it is determined by UC Riverside that project emissions exceed zero for any number of years, the amount of emissions, shall be the amount of GHG credits required to offset emissions down to zero. UC Riverside shall obtain the necessary credits, meeting the criteria above. The decision to purchase GHG credits, including the amount of, type, and cost of said credits, shall be made public in accordance with all applicable UC Riverside and University of California’s public disclosure requirements.

5.9 HAZARDS AND HAZARDOUS MATERIALS

PP 4.7-1: The Campus shall continue to implement the current (or equivalent) health and safety plans, programs, and practices related to the use, storage, disposal, or transportation of hazardous materials, including, but not necessarily limited to, the Business Plan, the Broadscope Radioactive Materials License, and the following programs: Biosafety, Emergency Management, Environmental Health, Hazardous Materials, Industrial Hygiene and Safety, Laboratory/Research Safety, Radiation Safety, and Integrated Waste Management. These programs may be subject to modification as more stringent standards are developed or if the programs are replaced by other programs that incorporate similar health and safety protection measures.

PP 4.7-2: The Campus shall perform hazardous materials surveys on buildings and soils, if applicable, prior to demolition. When remediation is deemed necessary, surveys shall identify all potential hazardous materials within the structure to be demolished, and identify handling and disposal practices. The Campus shall follow the practices during building demolition to ensure construction worker and public safety.

PP 4.7-3: The Campus will inform employees and students of hazardous materials minimization strategies applicable to research, maintenance, and instructional activities, and require the implementation of these strategies where feasible. Strategies include but are not limited to the following:

- i. Maintenance of online database by EH&S of available surplus chemicals retrieved from laboratories to minimize ordering or new chemicals.
- ii. Shifting from chemical usage to micro techniques as standard practice for instruction and research, as better technology becomes available.

PP 4.7-7(a): To the extent feasible, the campus shall maintain at least one unobstructed lane in both directions on campus roadways. At any time only a single lane is available, the campus shall provide a temporary traffic signal, signal carriers (i.e., flag persons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the campus shall provide appropriate signage indicating alternative routes.

PP 4.7-7(b): To maintain adequate access for emergency vehicles when construction projects would result in roadway closures, PD&C shall consult with the UCRPD, EH&S, and the RFD to disclose roadway closures and identify alternative travel routes.

5.10 HYDROLOGY AND WATER QUALITY

Refer to **PS Conservation 2** and **PS Conservation 3** in Section 5.7, “Geology and Soils,” above.

PS Conservation 5: Continue to adhere to the conservation requirements of Title 24 of the California Code of Regulations and comply with any future conservation goals or programs enacted by the University of California.

PP 4.8-1: The Campus will continue to comply with all applicable water quality requirements established by the SARWQCB.

PP 4.8-2(a): To further reduce the campus’ impact on domestic water resources, to the extent feasible, UCR will:

- i. Install hot water recirculation devices (to reduce water waste)
- ii. Continue to require all new construction to comply with applicable State laws requiring water-efficient plumbing fixtures, including but not limited to the Health and Safety Code and Title 24, California Code of Regulations, Part 5 (California Plumbing Code)
- iii. Retrofit existing plumbing fixtures that do not meet current standards on a phased basis over time
- iv. Install recovery systems for losses attributable to existing and proposed steam and chilled-water systems
- v. Prohibit using water as a means of cleaning impervious surfaces
- vi. Install water-efficient irrigation equipment to maximize water savings for landscaping and retrofit existing systems over time

PP 4.8-2(b): The Campus shall promptly detect and repair leaks in water and irrigation pipes.

PP 4.8-2(c): The Campus shall avoid serving water at food service facilities except upon request.

PP 4.8-3(c): The Campus shall continue to implement dust control measures consistent with SCAQMD Rule 403—Fugitive Dust during the construction phases of new project development. The following actions are currently recommended to implement Rule 403 and have been quantified by the SCAQMD as being able to reduce dust generation between 30 and 85 percent depending on the source of the dust generation. The Campus shall implement these measures as necessary to reduce fugitive dust. Individual measures shall be specified in construction documents and require implementation by construction contractor:

- i. Apply water and/or approved nontoxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days)
- ii. Replace ground cover in disturbed areas as quickly as possible
- iii. Enclose, cover, water twice daily, or apply approved chemical soil binders to exposed piles with 5 percent or greater silt content
- iv. Water active grading sites at least twice daily
- v. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period (vi) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code
- vi. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads
- vii. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip
- viii. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces
- ix. Post and enforce traffic speed limits of 15 miles per hour or less on all unpaved roads

PP 4.8-3(d) (modified in 2026): In compliance with NPDES, the Campus would continue to implement Best Management Practices, as identified in the UCR Phase II Small MS4 General Permit Storm Water Management Program Plan (UCR 2003):

- i. Public education and outreach on stormwater impacts
- ii. Public involvement/participation
- iii. Illicit discharge detection and elimination
- iv. Pollution prevention/good housekeeping for facilities
- v. Construction site stormwater runoff control
- vi. Post-construction stormwater management in new development and redevelopment

PP 4.8-3(e): Prior to the time of design approval, the Campus will evaluate each specific project to determine if the project runoff would exceed the capacity of the existing storm drain system. If it is found that the capacity would be exceeded, one or more of the following components of the storm drain system would be implemented to minimize the occurrence of local flooding:

- i. Multi-project stormwater detention basins
- ii. Single-project detention basins
- iii. Surface detention design
- iv. Expansion or modification of the existing storm drain system
- v. Installation of necessary outlet control facilities

5.11 LAND USE AND PLANNING

Refer to **PS Campus & Community 1** in Section 5.1, “Aesthetics,” and **PS Open Space 4** in Section 5.7, “Geology and Soils,” above.

PS Development Strategy 1: Establish a design review process to provide regular review of building and landscape development on campus.

PS Land Use 4: Pursue a goal of housing 50 percent of student enrollment in on campus or campus controlled housing.

PS Land Use 7: Over time, relocate parking from central campus locations to the periphery of the academic core and replace surface parking with structures, where appropriate.

PS Transportation 6: Implement parking management measures that may include:

- Restricted permit availability
- Restricted permit mobility
- Differential permit pricing

PP 4.9-1(a) (modified in 2023): The Campus shall provide design professionals with the Campus Construction and Design Standards and instructions to implement the Standards, including those sections related to use of consistent scale and massing, compatible architectural style, complementary color palette, preservation of existing site features, and appropriate site and exterior lighting design.

PP 4.9-1(b) (modified in 2023): The Campus shall continue to provide design professionals with the Campus Construction and Design Standards and instructions to develop project-specific landscape plans that are consistent with the Standards with respect to the selection of plants, retention of existing trees, and use of water conserving plants, where feasible.

5.12 MINERAL RESOURCES

None.

5.13 NOISE

Refer to **PS Campus & Community 1** in Section 5.1, “Aesthetics,” above.

MM NOI-1: Barriers such as plywood structures or flexible sound control curtains shall be erected, as needed, between the proposed project and adjacent sensitive receptors to minimize the amount of noise during construction. These temporary sound barriers shall be capable of achieving a sound attenuation of at least 5 dB(A) and block the line of sight between the project site and these adjacent land uses. Sound barriers between the project site and the UCR Child Development Center shall be

capable of achieving a sound attenuation of at least 16 dB(a) and block the line of sight between the project site and the Child Development Center.

MM NOI-2: Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.

MM 4.10-2 from the 2005 LRDP: The campus shall notify all academic and residential facilities within 300 feet of approved construction sites of the planned schedule of vibration causing activities so that the occupants and/or researchers can take necessary precautionary measures to avoid negative effects to their activities and/or research.

PP 4.10-1(a): UCR will incorporate the following siting design measures to reduce long-term noise impacts:

- i. Truck access, parking area design, and air conditioning/refrigeration units will be designed and evaluated when planning specific individual new facilities to minimize the potential for noise impacts to adjacent developments.
- ii. Building setbacks, building design and orientation will be used to reduce intrusive noise at sensitive student residential and educational building locations near main campus access routes, such as Blaine Street, Canyon Crest Drive, University Avenue, and Martin Luther King Jr. Boulevard. Noise walls may be advisable to screen existing and proposed facilities located near the I-215/SR-60 freeway.
- iii. Adequate acoustic insulation would be added to residence halls to ensure that the interior Ldn would not exceed 45 dB(A) during the daytime and 40 dB(A) during the nighttime (10:00 PM to 7:00 AM) in rooms facing major streets.
- iv. Potential noise impacts would be evaluated as part of the design review for all projects. If determined to be significant, mitigation measures would be identified and alternatives suggested. At a minimum, campus residence halls and student housing design would comply with Title 24, Part 2 of the California Administrative Code.

PP 4.10-2: The UCR campus shall limit the hours of exterior construction activities from 7:00 a.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday when necessary. Construction traffic shall follow transportation routes prescribed for all construction traffic to minimize the impact of this traffic (including noise impacts) on the surrounding community.

PP 4.10-5(b): The Campus shall continue to implement an Alternative Transportation program that facilitates and promotes the use of transit, carpools, vanpools, and bicycling.

PP 4.10-6: The Campus shall continue to shield all new stationary sources of noise that would be located in close proximity to noise sensitive buildings and uses.

PP 4.10-7(b): The Campus shall continue to require by contract specifications that construction equipment be required to be muffled or otherwise shielded. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers.

PP 4.10-7(c): The Campus shall continue to require that stationary construction equipment material and vehicle staging be placed to direct noise away from sensitive receptors.

PP 4.10-7(d): The Campus shall continue to conduct regular meetings, as needed, with on- campus constituents to provide advance notice of construction activities in order to coordinate these activities with the academic calendar, scheduled events, and other situations, as needed.

PP 4.10-8: The Campus shall continue to conduct meetings, as needed, with off-campus constituents that are affected by campus construction to provide advance notice of construction activities and ensure that the mutual needs of the particular construction project and of those impacted by construction noise are met, to the extent feasible.

5.14 POPULATION AND HOUSING

None.

5.15 PUBLIC SERVICES

PP 4.12-1(a) (modified in 2026): As development occurs, the following measures will be incorporated:

- i. New structures would be designed with adequate fire protection features in compliance with State law and the requirements of the State Fire Marshal. Building designs would be reviewed by appropriate campus staff and government agencies.
- ii. Prior to implementation of individual projects, the adequacy of water supply and water pressure will be determined in order to ensure sufficient fire protection services.
- iii. Adequate access will be provided to the main entrance of occupied buildings to accommodate emergency ambulance service per the latest Fire Code at the time of permit approval.
- iv. Adequate access for fire apparatus will be provided within the required distance to the stand pipes and sprinkler outlets per the latest Fire Code at the time of permit approval.
- v. Service roads, plazas, and pedestrian walks that may be used for fire or emergency vehicles will be constructed to withstand loads consistent with the most recent Fire Code.
- vi. As implementation of the LRDP occurs, campus fire prevention staffing needs would be assessed, increases in staffing would be determined through such needs assessments.

PP 4.12-1(b):

- i. Accident prevention features shall be reviewed and incorporated into new structures to minimize the need for emergency response from the City of Riverside.
- ii. Increased staffing levels for local fire agencies shall be encouraged to meet needs generated by LRDP project related on-campus population increases.

PP 4.12-2(a): As development under the LRDP occurs, the Campus will hire additional police officers and support staff as necessary to maintain an adequate level of service, staff, and equipment, and will expand the existing police facility when additional space is required.

PP 4.2-2(b) (modified in 2026): The Campus will continue to participate in the “UNET” concept or similar (for coordinated police response and staffing of a community service center), which provides law enforcement services in the vicinity of the campus, with participation from both UCR and City police staffs.

5.16 RECREATION

None.

5.17 TRANSPORTATION

PP 4.14-2: The campus will periodically assess construction schedules of major projects to determine the potential for overlapping construction activities to result in periods of heavy construction vehicle traffic on individual roadway segments, and adjust construction schedules, work hours, or access routes to the extent feasible to reduce construction related traffic congestion.

PP 4.14-4 (modified in 2023): The campus shall provide design architects for roadway and parking improvements with the Campus Construction and Design Standards and instructions to implement those elements of the guidelines relevant to parking and roadway design.

MM TRA-2: The University shall require the Project Developer to prepare and implement a Construction Traffic Management Plan that will include, but will not necessarily be limited to, the following elements:

- Identify proposed truck routes to be used.
- Specify construction hours, including limits on the number of truck trips during the AM and PM peak traffic periods (7:00 – 9:00 AM and 4:00 – 6:00 PM), if conditions demonstrate the need.
- Include a parking management plan for ensuring that construction worker parking results in minimal disruption to surrounding uses.
- Include a public information and signage plan to inform student, faculty and staff of the planned construction activities, roadway changes/closures, and parking changes.
- Store construction materials only in designated areas that minimize impacts to nearby roadways.
- To minimize disruption of emergency vehicle access, affected jurisdictions (Campus Police, City Police, County Sheriff, and City Fire Department) will be consulted to identify detours for emergency vehicles, which will then be posted by the construction contractor.
- Ensure that access to fire hydrants remains available at all times.

5.18 TRIBAL CULTURAL RESOURCES

Refer to **MM CUL-1 and PP 4.5-4** in Section 5.5, “Cultural Resources,” above.

5.19 UTILITIES AND SERVICE SYSTEMS

MM UTL-1: The on-site wastewater system should be designed to limit flows to the Linden Street sewer. Conveyance of dry-weather flow from the NDD Plan site should be limited to 333 to 400 gpm.

PP 4.15-1(a): Improvements to the campus water distribution system, including necessary pump capacity, will be made as required to serve new projects. Project-specific CEQA analysis of environmental effects that would occur prior to project-specific approval will consider the continued adequacy of the domestic/fire water systems, and no new development would occur without a demonstration that appropriate domestic/fire water supplies continue to be available.

PP 4.15-1(b): To further reduce the campus' impact on domestic water resources, to the extent feasible, UCR will:

- i. Install hot water recirculation devices (to reduce water waste)
- ii. Continue to require all new construction to comply with applicable State laws requiring water-efficient plumbing fixtures, including but not limited to the Health and Safety Code and Title 24, California Code of Regulations, Part 5 (California Plumbing Code)
- iii. Retrofit existing plumbing fixtures that do not meet current standards on a phased basis over time
- iv. Install recovery systems for losses attributable to existing and proposed steam and chilled water systems
- v. Prohibit using water as a means of cleaning impervious surfaces
- vi. Install water-efficient irrigation equipment to maximize water savings for landscaping and retrofit existing systems over time

PP 4.15-1(c): The Campus shall promptly detect and repair leaks in water and irrigation pipes.

PP 4.15-1(d): The Campus shall avoid serving water at food service facilities except upon request.

PP 4.15-5 from the 2005 LRDP: The Campus will continue to comply with all applicable water quality requirements established by the SARWQCB

PP 4.8-3(e): Prior to the time of design approval, the campus will evaluate each specific project to determine if the project runoff would exceed the capacity of the existing storm drain system. If it is found that the capacity would be exceeded, one or more of the following components of the storm drain system would be implemented to minimize the occurrence of local flooding:

- i. Multi-project stormwater detention basins
- ii. Single-project detention basins
- iii. Surface detention design
- iv. Expansion or modification of the existing storm drain system
- v. Installation of necessary outlet control facilities

5.20 WILDFIRE

Refer to **PP 4.7-7(a)** and **PP 4.7-7(b)** in Section 5.9, "Hazards and Hazardous Materials," above.

6 Conclusion

As demonstrated in the discussions above regarding the potential environmental effects of the proposed project, substantial changes are not proposed to the NDD Plan that would require major revisions to the NDD Plan EIR. Significant impacts beyond those identified and analyzed in the NDD Plan EIR would not occur as a result of the proposed project. Minor modifications to MM GHG-1 have been made to reflect the updated University of California GHG reduction goals and sustainability policies while maintaining the fundamental intent of the original mitigation measure. There were also other minor modifications to PPs including PP 4.2-2(b), PP 4.6-2(b), PP 4.8-3(d), and PP 4.12-1(a) to address minor technical changes/clarifications based on updated document labeling, regulations, and/or standards. Overall, the proposed project would not result in new information of substantial importance that would result in new significant impacts, more severe impacts, or require new mitigation measures compared to those identified in the certified NDD Plan EIR.

As such, the proposed project would not result in conditions identified in CEQA Guidelines Section 15162 requiring supplemental environmental review or a Subsequent EIR, and these are therefore not required for the proposed project. Again, it should be noted that the proposed project would remain subject to all applicable previously adopted MMs, PSs, and PPs included in the certified NDD Plan EIR. Based on the above analysis, this Addendum to the previously certified NDD Plan EIR for the proposed project has been prepared in accordance with CEQA Guidelines Section 15164.

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