

CITIZENS' BOND OVERSIGHT COMMITTEE

Riverside Community College District

January 14, 2021 – 3pm

Via teleconference: <https://youtube.com/channel/UCGDo8aLHnvj4U5DspeHQjJA>

ORDER OF BUSINESS

Pledge of Allegiance

Pursuant to Governor Newsom's Executive Order N-29-20, dated March 17, 2020, members of the Citizens' Bond Oversight Committee (CBOC), staff and the public may participate in the CBOC meeting via teleconference. No in-person attendance will be accommodated or permitted. To avoid exposure to COVID-19 this meeting will be held via live streaming on the District's YouTube channel: <https://youtube.com/channel/UCGDo8aLHnvj4U5DspeHQjJA>

Should you wish to participate in public comments, please submit your comments/requests electronically by emailing cboc@rccd.edu.

I. **Call to Order**

II. **Public Comments**

CBOC invites comments from the public regarding any matters within the jurisdiction of the CBOC. Pursuant to the Ralph M. Brown Act, the CBOC cannot address or respond to comments made under Public Comment.

III. **Approval of Minutes**

- a. Minutes from October 15, 2020
Recommended Action: Approval

IV. **Measure C Financial Update**

- a. Project Commitments Summary Report as of December 31, 2020
Information Only
- b. Capital Program Executive Summary (CPES) Report October 1 to December 31, 2020
Information Only

V. **Measure C Projects Update**

- a. Board Reports – October to December 2020 Using Measure C Funding
Information Only
- b. Measure C Project Summary Status Updates
Information Only

VI. **Business from Committee Members**

- a. Bylaws Ad Hoc Committee Presentation
Discussion and Action Item

VII. **Adjourn**

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Measure C Authorization

Voter Approved Measure C Authorization - March 2004	\$ 350,000,000
Issuances Series 2004 A through Series 2019 F	<u>(350,000,000)</u>
Remaining Measure C Authorization	<u>\$ -</u>

Measure C - Cash on Hand

\$ 37,703,590

Proceeds/Income

<u>Issuance Proceeds</u>	
Series 2004 A through Series 2019 F	\$ 350,000,000
<u>Issuance Premiums</u>	
Series 2004 A through Series 2019 F	14,230,564
<u>Interest Income</u>	
FY 2004-2005 through FY 2020-2021	14,175,323
<u>Other Income</u>	
Energy Rebates - FY 2006-2007 through FY 2017-2018	\$ 645,219
Aquatics Project Donations	6,709,056
Municipal Derivatives Settlement	2,816
Self Generation incentive Program Funds (Fuel Cell)	<u>404,441</u>
Total Other Income	<u>7,761,532</u>
Total Proceeds/Income	\$ 386,167,419

Project Commitments / Proposed Projects

Completed Projects	\$ 322,046,869
In-Progress Projects	60,639,919
Program Reserve / Contingency	<u>410,525</u>
Total Project Commitments	<u>383,097,313</u>
FY 2020-2021 Contingency Account	<u>\$ 3,070,106</u>

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Project	Project Funding Source								Actual Measure C Expenditures thru 12/31/20
	Board Approved Initial Measure C Project Budget	Subsequent Approved Budget Adjustments	Current Board Approved Measure C Project Budget	Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget		
Completed									
Certificates of Participation (1993 & 2001) - Refunding	\$ 12,492,085	\$ -	\$ 12,492,085	\$ -	\$ 12,492,085	\$ -	\$ 12,492,085	\$ 12,492,085	
GO Bond Issuance Related Expenditures	1,751,434	3,616,242	5,367,676	-	5,367,676	-	5,367,676	\$ 5,367,676	
Bridge Space - Riverside	1,162,367	12,765	1,175,132	-	1,175,132	-	1,175,132	\$ 1,175,132	
Phone and Voicemail Upgrades - District Wide	349,000	-	349,000	-	349,000	-	349,000	\$ 349,000	
Computer/Network/ System Upgrades - District Wide	33,384	968,668	1,002,052	-	1,002,052	-	1,002,052	\$ 1,002,052	
MLK Renovation - Riverside	1,252,000	(241,386)	1,010,614	-	1,010,614	6,999,477 a	8,010,091	\$ 1,010,614	
Room Renovations - Norco	100,019	-	100,019	-	100,019	-	100,019	\$ 100,019	
Swing Space - Riverside	208,625	4,065,109	4,273,734	-	4,273,734	-	4,273,734	\$ 4,273,734	
Wheelock PE Complex/Athletic Field - Riverside	4,760,000	(243,565)	4,516,435	-	4,516,435	-	4,516,435	\$ 4,516,435	
Phase I - Parking Structure - Riverside	9,000	20,931,662	20,940,662	-	20,940,662	-	20,940,662	\$ 20,940,662	
ECS Secondary Effects - Moreno Valley	19,000	267,227	286,227	-	286,227	-	286,227	\$ 286,227	
RCCD System Office Purchase	2,534,429	95,552	2,629,981	-	2,629,981	-	2,629,981	\$ 2,629,981	
Emergency Phone Project - District Wide	379,717	-	379,717	-	379,717	-	379,717	\$ 379,717	
Lovekin Parking/Tennis Project - Riverside	4,475,000	(123,276)	4,351,724	-	4,351,724	-	4,351,724	\$ 4,351,724	
Food Services "grab-n-go" Facility Project - Riverside	1,600,000	(1,518,628)	81,372	-	81,372	-	81,372	\$ 81,372	
PBX Building - Riverside	500,000	(71,881)	428,119	-	428,119	-	428,119	\$ 428,119	
Long Range Master Plan - District Wide	1,460,384	(21,307)	1,439,077	-	1,439,077	-	1,439,077	\$ 1,439,077	
Hot Water Loop System & Boiler Repl. - Moreno Valley	50,000	819,848	869,848	-	869,848	-	869,848	\$ 869,848	
Logic Domain - Capital Project Management System	96,000	142,875	238,875	25,500.00	264,375	-	264,375	\$ 224,212	
Infrastructure Projects - District Wide	153,700	330,714	484,414	-	484,414	-	484,414	\$ 484,414	
Utility Retrofit Project - District Wide	3,274,248	2,906,940	6,181,188	-	6,181,188	-	6,181,188	\$ 6,181,188	
Stokoe Innovative Learning Center - Riverside	17,500	7,382,005	7,399,505	-	7,399,505	2,444,632 a	9,844,137	\$ 7,399,505	
Bradshaw Building Electrical Project - Riverside	500,000	(133,647)	366,353	-	366,353	-	366,353	\$ 366,353	
Food Services Remodel - Riverside	583,070	404,635	987,705	-	987,705	-	987,705	\$ 987,705	
Food Services Remodel - Moreno Valley	1,956,615	692,991	2,649,606	-	2,649,606	28,000	2,677,606	\$ 2,649,606	
Quad Modernization - Riverside	5,162,368	4,009,439	9,171,807	-	9,171,807	12,554,000 a	21,725,807	\$ 9,171,807	
ECS Building Upgrade Project - Moreno Valley/Norco	625,327	(235,766)	389,561	-	389,561	-	389,561	\$ 389,561	
Modular Redistribution Projects (All campuses and BCTC)	2,161,812	6,264,050	8,425,862	-	8,425,862	-	8,425,862	\$ 8,425,862	
Industrial Technology Facility Project - Norco	10,147,826	(432,476)	9,715,350	-	9,715,350	18,990,000 a	28,705,350	\$ 9,715,350	
Scheduled Maintenance - Historic - District Wide	322,000	1,081,045	1,403,045	-	1,403,045	2,515,182 s	3,918,227	\$ 1,403,045	
Soccer Field / Artificial Turf - Norco	285,000	3,594,314	3,879,314	-	3,879,314	-	3,879,314	\$ 3,879,314	
Safety and Site Improvement Project - Norco	1,700,000	(732,558)	967,442	-	967,442	-	967,442	\$ 967,442	
Safety and Site Improvement Project - Moreno Valley	900,000	(180,173)	719,827	-	719,827	200,000	919,827	\$ 719,827	

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Project	Project Funding Source							
	Board Approved Initial Measure C Project Budget	Subsequent Approved Budget Adjustments	Current Board Approved Measure C Project Budget	Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 12/31/20
Administrative Move to Humanities Bldg - Moreno Valley	50,000	(24,010) ²	25,990	-	\$ 25,990	-	25,990	\$ 25,990
Center for Student Success - Norco	11,042,820	4,591,053 ³ ₂	15,633,873	-	\$ 15,633,873	-	15,633,873	\$ 15,633,873
Aquatics Center - Riverside	5,000,000	5,874,233.00	10,874,233	-	\$ 10,874,233 ^d	-	10,874,233	\$ 10,874,233
Central Plant Boiler Replacement - Norco	50,700	111,147 ¹	161,847	-	\$ 161,847	-	161,847	\$ 161,847
Parking Structure Fall Deterrent - Riverside	20,300	(12,724) ²	7,576	-	\$ 7,576	-	7,576	\$ 7,576
Nursing Portables - Moreno Valley	1,300,694	(595,356) ²	705,338	-	\$ 705,338	-	705,338	\$ 705,338
Interim Parking Lease - Riverside	260,000	(82,977) ²	177,023	-	\$ 177,023	-	177,023	\$ 177,023
Technology Building A Remodel Project - Riverside	935,000	(923,625) ²	11,375	-	\$ 11,375	-	11,375	\$ 11,375
Learning Gateway Building - Moreno Valley	31,800,000	(26,815,739) ²	4,984,261	-	\$ 4,984,261	-	4,984,261	\$ 4,984,261
Black Box Theatre Remodel Project - Riverside	761,750	(750,795) ²	10,955	-	\$ 10,955	-	10,955	\$ 10,955
DSA Project Closures - District Wide	75,000	(67,710)	7,290	-	\$ 7,290	-	7,290	\$ 7,290
Quad Basement Remodel Project - Riverside	467,500	(114,559)	352,941	-	\$ 352,941	-	352,941	\$ 352,941
March Dental Education Center - Moreno Valley	500,000	9,377,088 ¹	9,877,088	-	\$ 9,877,088	-	9,877,088	\$ 9,877,088
PBX / NOC / M & O Facility - Norco	13,890,543	(2,613,533) ²	11,277,010	-	\$ 11,277,010	-	11,277,010	\$ 11,277,010
Secondary Effects Project - Norco	1,100,000	14,928,180 ¹	16,028,180	-	\$ 16,028,180	-	16,028,180	\$ 16,028,180
2010 IPP / FPP - District	350,000	(350,000) ³ ₂	-	-	\$ -	-	-	\$ -
Nursing/Sciences Building - Riverside	35,336	16,311,867 ²	16,347,203	-	\$ 16,347,203	45,439,400 ^a _p	61,786,603	\$ 16,347,203
Utility Infrastructure Project - District Wide	500,000	5,732,049 ³	6,232,049	-	\$ 6,232,049	-	6,232,049	\$ 6,232,049
Audio Visual Upgrade and Lighting Project - Moreno Valley	200,000	(65,543)	134,457	-	\$ 134,457	-	134,457	\$ 134,457
Emergency Phone Project - Moreno Valley	450,000	(108,418)	341,582	-	\$ 341,582	-	341,582	\$ 341,582
Mechanical Upgrade Project - Moreno Valley	875,000	(214,755)	660,245	-	\$ 660,245	-	660,245	\$ 660,245
Physicians Assistant Laboratory Remodel - Moreno Valley	120,000	(70,809)	49,191	-	\$ 49,191	-	49,191	\$ 49,191
Science Laboratories Remodel Project - Moreno Valley	500,000	(197,196)	302,804	-	\$ 302,804	-	302,804	\$ 302,804
Coil School for the Arts - Riverside	16,180,000	8,100,001	24,280,001	-	\$ 24,280,001	13,660,934 ^{la} _r	37,940,935	\$ 25,736,077
Coil School for the Arts - Parking Structure - Riverside	1,456,076	-	1,456,076	-	\$ 1,456,076	3,151,924 ^r	4,608,000	\$ -
Wheelock PE Complex Gymnasium Retrofit - Phase I & II - Riverside	194,546	13,010,336 ¹	13,204,882	-	\$ 13,204,882	9,165,000 ^{ap}	22,369,882	\$ 13,204,882
Groundwater Monitoring Wells - Norco	100,000	111,149	211,149	-	\$ 211,149	16,696	227,845	\$ 211,149
PBX / NOC / M & O Facility - Moreno Valley	3,024,082	(92,375)	2,931,707	-	\$ 2,931,707	-	2,931,707	\$ 2,931,707
Student/Academic Services Facility Project - Moreno Valley	43,336	5,896,481	5,939,817	-	\$ 5,939,817	14,036,000 ^p	19,975,817	\$ 5,939,817
Swing Space - Market Street Properties	484,500	252,803	737,303	-	\$ 737,303	-	737,303	\$ 737,303
ADA Transition Plan - District Wide	481,780	5,564,382	6,046,162	-	\$ 6,046,162	-	6,046,162	\$ 6,046,162
Cellular Repeater Booster System - Riverside	25,000	(6,121)	18,879	-	\$ 18,879	-	18,879	\$ 18,879
Student Services Building - Riverside	31,858,000	(9,566,766) ³	22,291,234	-	\$ 22,291,234	-	22,291,234	\$ 22,291,234
Electronic Contract Document Storage - District Wide	50,000	(50,000)	-	-	\$ -	-	-	\$ -

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Project	Project Funding Source							
	Board Approved Initial Measure C Project Budget	Subsequent Approved Budget Adjustments	Current Board Approved Measure C Project Budget	Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 12/31/20
District Design Standards	35,000	310,032	345,032	-	345,032	-	345,032	\$ 345,031
Culinary Arts / District Office Building - District	23,043,996	10,283,861	33,327,857	-	33,327,857	1,624,757	34,952,614	\$ 33,327,857
Master Plan Updates - District Wide	2,032,800	(24,463)	2,008,337	-	2,008,337	-	2,008,337	\$ 2,008,338
Soccer Field Turf Replacement - Norco	250,324	-	250,324	-	250,324	257,324	507,648	\$ 250,324
Alumni Carriage House Restoration Project	130,000	(7,730)	122,270	-	\$ 122,270	-	122,270	\$ 122,270
Total Completed Projects	\$ 210,695,993	\$ 111,350,876	\$ 322,046,869	\$ 25,500.00	\$ 322,072,369	\$ 131,083,326	\$ 453,155,695	\$ 322,032,206
In-Progress or Initial Phase								
Life Science / Physical Science Reconstruction - Riverside	\$ 32,500	\$ 6,276,063	\$ 6,308,563	\$ -	\$ 6,308,563	\$ 28,903,437	\$ 35,212,000	\$ 212,991
Feasibility / Planning / Management / Staffing	7,333,876	-	7,333,876	1,292,260	8,626,136	-	8,626,136	\$ 6,698,167
Center for Human Performance - Norco	83,000	3,500	86,500	-	86,500	-	86,500	\$ 86,500
Health Science Center - Moreno Valley	94,271	70,700	164,971	-	164,971	-	164,971	\$ 164,971
Ben Clark Training Center Education Center Building - Moreno Valley	84,500	13,000,000	13,084,500	-	13,084,500	-	13,084,500	\$ 601,281
Center for Human Performance - Moreno Valley	30,000	82,009	112,009	-	112,009	-	112,009	\$ 112,009
Cosmetology Building - Riverside	20,000	122,500	142,500	-	142,500	-	142,500	\$ 142,500
IT Upgrade (including audit) - District Wide	6,000,000	-	6,000,000	-	6,000,000	-	6,000,000	\$ 5,308,573
Scheduled Maintenance - New - District Wide	840,000	2,020,000	2,860,000	-	2,860,000	313,550	3,173,550	\$ 2,652,532
Library Learning Center - Moreno Valley	127,000	16,000	143,000	-	143,000	-	143,000	\$ 142,914
Self-Generation Incentive Program - Norco	10,000	3,100,000	3,110,000	-	3,110,000	-	3,110,000	\$ 3,084,801
Multimedia and Arts Center (MAC) - Norco	114,000	-	114,000	-	114,000	-	114,000	\$ 114,000
Student Services Welcome Center Project - Moreno Valley	11,000,000	8,000,000	19,000,000	-	19,000,000	-	19,000,000	\$ 4,390,444
Greenhouse Building - Riverside	500,000	-	500,000	-	500,000	172,000	672,000	\$ 406,426
Elevators Mod/Fire Alarm System Repair/Upgrade MV	651,789	348,211	1,000,000	-	1,000,000	273,855	1,273,855	\$ 554,099
Ben Clark Training Center Corrections Platform - MV	680,000	-	680,000	-	680,000	2,740,000	3,420,000	\$ 660,825
Total In-Progress or Initial Phase Projects	\$ 27,600,936	\$ 33,038,983	\$ 60,639,919	\$ 1,292,260	\$ 61,932,179	\$ 32,402,842	\$ 94,335,021	\$ 25,333,033
Program Reserve/Contingency								
Program Contingency - District Wide	10,000,000	(9,589,475)	410,525	-	-	-	-	-
Program Reserve - District Wide	24,000,000	(24,000,000)	-	-	-	-	-	-
Total Program Reserve/Contingency	\$ 34,000,000	\$ (33,589,475)	\$ 410,525	\$ -	\$ -	\$ -	\$ -	\$ -
Total Projects	\$ 272,296,929	\$ 110,800,384	\$ 383,097,313	\$ 1,317,760	\$ 384,004,548	\$ 163,486,168	\$ 547,490,716	\$ 347,365,239
Five Year Capital Construction Plan								
Life Science / Physical Science Remodel - Riverside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total 5 Yr Cap Constr Plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

^a Actual State Construction Act Funding

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Project	Project Funding Source							Actual Measure C Expenditures thru 12/31/20
	Board Approved Initial Measure C Project Budget	Subsequent Approved Budget Adjustments	Current Board Approved Measure C Project Budget	Additional Measure C Budget Requirements	Estimated Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	
d Private donations								
la LaSierra Funding								
p Projected State Construction Act Funding								
r Redevelopment Funding								
s Actual State Scheduled Maintenance Funding Requiring District Match								
t SGIP Grant Incentives								
h Riverside Community Hospital								
1 Change Order(s) / Scope Change / Additional Phases								
2 Project Budget Savings								
3 Reallocated to Specific Project								

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Project	Project Funding Source					
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 12/31/20
			\$ 21,805,496			
Completed						
Certificates of Participation (1993 & 2001) - Refunding	\$ 737,033	\$ -	\$ 737,033	\$ -	\$ 737,033	\$ 737,033
GO Bond Issuance Related Expenditures	316,693	-	316,693	-	316,693	\$ 316,693
Phone and Voicemail Upgrades - District Wide	20,589	-	20,589	-	20,589	\$ 20,589
Computer/Network/System Upgrades - District Wide	59,121	-	59,121	-	59,121	\$ 59,122
RCCD System Office Purchase	2,629,981	-	2,629,981	-	2,629,981	\$ 2,629,981
Emergency Phone Project - District Wide	10,000	-	10,000	-	10,000	\$ 10,000
Logic Domain - Capital Project Management System	14,093	1,505	15,598	-	15,598	\$ 13,228
Infrastructure Projects - District Wide	28,580	-	28,580	-	28,580	\$ 28,580
DSA Project Closures - District Wide	7,290	-	7,290	-	7,290	\$ 7,290
2010 IPP/FPP - District - 5.9%	-	-	-	-	-	\$ -
Swing Space - Market Street Properties	737,303	-	737,303	-	737,303	\$ 737,303
Electronic Contract Document Storage - District Wide	-	-	-	-	-	\$ -
Culinary Arts/District Office Building - District - 50%	16,472,929	-	16,472,929	812,378	17,285,307	\$ 16,663,929
Alumni Carriage House Restoration Project	122,270	-	122,270	-	122,270	\$ 122,270
Total District Completed Projects	\$ 21,155,882	\$ 1,505	\$ 21,157,387	\$ 812,378	\$ 21,969,765	\$ 21,346,018
In-Progress or Initial Phase						
Feasibility/Planning/Management/Staffing	\$ 432,699	\$ 76,243	\$ 508,942	\$ -	\$ 508,942	\$ 395,192
Scheduled Maintenance New Allocation - District Wide	7,443	-	7,443	-	7,443	\$ 7,443
Total District In-Progress or Initial Phase Projects	\$ 440,142	\$ 76,243	\$ 516,385	\$ -	\$ 516,385	\$ 402,635
Total All District Projects	\$ 21,596,024	\$ 77,748	\$ 21,673,772	\$ 812,378	\$ 22,486,150	\$ 21,748,653
Total Remaining District Allocation			\$ 131,724			
Five Year Capital Construction Plan						
\$ - \$ - \$ - \$ - \$ -						
Total District 5 Yr Capital Construction Plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Project	Project Funding Source						Actual Measure C Expenditures thru 12/31/20
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget		
			\$ 193,057,772				
Completed							
Certificates of Participation (1993 & 2001) - Refunding	\$ 6,583,329	\$ -	\$ 6,583,329	\$ -	\$ 6,583,329	\$ 6,583,329	\$ 6,583,329
GO Bond Issuance Related Expenditures	2,828,765	-	2,828,765	-	2,828,765	\$ 2,828,765	\$ 2,828,765
Phone and Voicemail Upgrades - District Wide	183,925	-	183,925	-	183,925	\$ 183,925	\$ 183,925
Computer/Network/System Upgrades - District Wide	528,081	-	528,081	-	528,081	\$ 528,081	\$ 528,081
Emergency Phone Project - District Wide	178,626	-	178,626	-	178,626	\$ 178,626	\$ 178,626
Long Range Master Plan - District Wide	786,422	-	786,422	-	786,422	\$ 786,422	\$ 786,422
Logic Domain - Capital Project Management System	125,887	13,439	139,326	-	139,326	\$ 118,160	\$ 118,160
Infrastructure Projects - District Wide	255,287	-	255,287	-	255,287	\$ 255,287	\$ 255,287
Utility Retrofit Project - District Wide	3,205,284	-	3,205,284	-	3,205,284	\$ 3,205,284	\$ 3,205,284
Modular Redistribution Project - Riverside	2,376,458	-	2,376,458	-	2,376,458	\$ 2,376,458	\$ 2,376,458
Bridge Space - Riverside	1,175,132	-	1,175,132	-	1,175,132	\$ 1,175,132	\$ 1,175,132
MLK Renovation - Riverside	1,010,614	-	1,010,614	6,999,477 a	8,010,091	\$ 1,010,614	\$ 1,010,614
Swing Space - Riverside	4,273,734	-	4,273,734	-	4,273,734	\$ 4,273,734	\$ 4,273,734
Wheelock PE Complex/Athletic Field - Riverside	4,516,435	-	4,516,435	-	4,516,435	\$ 4,516,435	\$ 4,516,435
Phase I - Parking Structure - Riverside	20,940,662	-	20,940,662	-	20,940,662	\$ 20,940,662	\$ 20,940,662
PBX Building - Riverside	428,119	-	428,119	-	428,119	\$ 428,119	\$ 428,119
Stokoe Innovative Learning Center - Riverside	7,399,505	-	7,399,505	2,444,632 a	9,844,137	\$ 7,399,505	\$ 7,399,505
Quad Modernization - Riverside	9,171,807	-	9,171,807	12,554,000 a	21,725,807	\$ 9,171,807	\$ 9,171,807
Bradshaw Building Electrical Project - Riverside	366,353	-	366,353	-	366,353	\$ 366,353	\$ 366,353
Food Services Remodel - Riverside	987,705	-	987,705	-	987,705	\$ 987,705	\$ 987,705
Scheduled Maintenance - Historic - District Wide	870,873	-	870,873	1,516,571	2,387,444	\$ 870,873	\$ 870,873
Black Box Theatre Remodel Project - Riverside	10,955	-	10,955	-	10,955	\$ 10,955	\$ 10,955
Food Services "grab-n'-go" Facility Project - Riverside	81,372	-	81,372	-	81,372	\$ 81,372	\$ 81,372
Lovekin Parking/Tennis Project - Riverside	4,351,724	-	4,351,724	-	4,351,724	\$ 4,351,724	\$ 4,351,724
Technology Building A Remodel Project - Riverside	11,375	-	11,375	-	11,375	\$ 11,375	\$ 11,375

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Project	Project Funding Source					
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 12/31/20
Aquatics Center - Riverside	10,874,233	-	10,874,233	d	10,874,233	\$ 10,874,233
Interim Parking Lease - Riverside	177,023	-	177,023	-	177,023	\$ 177,023
Parking Structure Fall Deterrent - Riverside	7,576	-	7,576	-	7,576	\$ 7,576
Quad Basement Remodel Project - Riverside	352,941	-	352,941	-	352,941	\$ 352,941
2010 IPP/FPP - District - 52.7%	-	-	-	-	-	\$ -
Coil School for the Arts - Riverside	24,280,001	-	24,280,001	13,660,934	37,940,935	\$ 25,736,077
Coil School for the Arts - Parking Structure - Riverside	1,456,076	-	1,456,076	3,151,924	4,608,000	\$ -
Wheelock PE Complex Gymnasium Retrofit - Phase II - Riverside	13,204,882	-	13,204,882	9,165,000	22,369,882	\$ 13,204,882
Cellular Repeater Booster System - Riverside	18,879	-	18,879	-	18,879	\$ 18,879
Student Services Building - Riverside	22,291,234	-	22,291,234	-	22,291,234	\$ 22,291,234
Electronic Contract Document Storage - District Wide	-	-	-	-	-	\$ -
Culinary Arts/District Office Building - Riverside - 50%	16,854,928	-	16,854,928	812,379	17,667,307	\$ 16,663,929
Master Plan Updates - District Wide	954,923	-	954,923	-	954,923	\$ 954,923
Nursing/Sciences Building - Riverside	16,347,203	-	16,347,203	45,439,400	61,786,603	\$ 16,347,203
Total Riverside Completed Projects	\$ 179,468,328	\$ 13,439	\$ 179,481,767	\$ 95,744,317	\$ 275,226,084	\$ 179,269,601
<u>In-Progress or Initial Phase</u>						
Feasibility/Planning/Management/Staffing	\$ 3,864,953	\$ 681,021	\$ 4,545,974	\$ -	\$ 4,545,974	\$ 3,529,934
Life Science/Physical Science Reconstruction - Riverside	6,308,563	-	6,308,563	28,903,437	35,212,000	\$ 212,991
Cosmetology Building - Riverside	142,500	-	142,500	-	142,500	\$ 142,500
Scheduled Maintenance New Allocation - District Wide	1,593,997	-	1,593,997	168,690	1,762,687	\$ 1,457,986
Greenhouse Building - Riverside	500,000	-	500,000	172,000	672,000	\$ 406,426
Total Riverside In-Progress or Initial Phase Projects	\$ 12,410,013	\$ 681,021	\$ 13,091,034	\$ 29,244,127	\$ 42,335,161	\$ 5,749,837
Total All Riverside Projects	\$ 191,878,341	\$ 694,460	\$ 192,572,801	\$ 124,988,444	\$ 317,561,245	\$ 185,019,438
Total Remaining Riverside Allocation			\$ 484,971			

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Project	Project Funding Source						Actual Measure C Expenditures thru 12/31/20
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget		
Five Year Capital Construction Plan							
Life Science / Physical Science Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Riverside 5 Yr Capital Construction Plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			\$ 72,608,697				
Completed							
Certificates of Participation (1993 & 2001) - Refunding	\$ 2,535,893	\$ -	\$ 2,535,893	\$ -	\$ 2,535,893	\$ 2,535,893	\$ 2,535,893
GO Bond Issuance Related Expenditures	1,089,638	-	1,089,638	-	1,089,638	\$ 1,089,638	\$ 1,089,638
Phone and Voicemail Upgrades - District Wide	70,847	-	70,847	-	70,847	\$ 70,847	\$ 70,847
Computer/Network/System Upgrades - District Wide	203,417	-	203,417	-	203,417	\$ 203,417	\$ 203,417
Emergency Phone Project - District Wide	102,773	-	102,773	-	102,773	\$ 102,773	\$ 102,773
Long Range Master Plan - District Wide	362,670	-	362,670	-	362,670	\$ 362,670	\$ 362,670
Logic Domain - Capital Project Management System	48,492	5,176	53,668	-	53,668	\$ 45,515	\$ 45,515
Infrastructure Projects - District Wide	98,336	-	98,336	-	98,336	\$ 98,336	\$ 98,336
Utility Retrofit Project - District Wide	1,587,401	-	1,587,401	-	1,587,401	\$ 1,587,401	\$ 1,587,401
Modular Redistribution Projects (All campuses and BCTC)	2,109,572	-	2,109,572	-	2,109,572	\$ 2,109,572	\$ 2,109,572
Room Renovations - Norco	100,019	-	100,019	-	100,019	\$ 100,019	\$ 100,019
ECS Building Upgrade Project - Moreno Valley / Norco	137,265	-	137,265	-	137,265	\$ 137,265	\$ 137,265
Industrial Technology Facility Project - Norco	9,715,350	-	9,715,350	18,990,000 a	28,705,350	\$ 9,715,350	\$ 9,715,350
Scheduled Maintenance - Historic - District Wide	180,850	-	180,850	362,942	543,792	\$ 180,850	\$ 180,850
Soccer Field/Artificial Turf - Norco	3,879,314	-	3,879,314	-	3,879,314	\$ 3,879,314	\$ 3,879,314
Safety and Site Improvement Project - Norco	967,442	-	967,442	-	967,442	\$ 967,442	\$ 967,442
Center for Student Success - Norco	15,633,873	-	15,633,873	-	15,633,873	\$ 15,633,873	\$ 15,633,873
PBX/Network Operations Centers - Norco	11,277,010	-	11,277,010	-	11,277,010	\$ 11,277,010	\$ 11,277,010
Secondary Effects Project - Norco	16,028,180	-	16,028,180	-	16,028,180	\$ 16,028,180	\$ 16,028,180
2010 IPP/FPP - District - 20.3%	-	-	-	-	-	\$ -	\$ -
Groundwater Monitoring Wells - Norco	211,149	-	211,149	16,696	227,845	\$ 211,149	\$ 211,149
Electronic Contract Document Storage - District Wide	-	-	-	-	-	\$ -	\$ -

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Project	Project Funding Source					
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 12/31/20
Master Plan Updates - District Wide	175,914	-	175,914	-	175,914	\$ 175,914
Soccer Field Turf Replacement - Norco	250,324	-	250,324	257,324	507,648	\$ 250,324
Central Plant Boiler Replacement - Norco	161,847	-	161,847	-	161,847	\$ 161,847
Total Norco Completed Projects	\$ 66,927,576	\$ 5,176	\$ 66,932,752	\$ 19,626,962	\$ 86,559,714	\$ 66,924,601
<u>In-Progress or Initial Phase</u>						
Feasibility/Planning/Management/Staffing	\$ 1,488,776	\$ 262,329	\$ 1,751,105	\$ -	\$ 1,751,105	\$ 1,359,728
Center for Human Performance - Norco	86,500	-	86,500	- p	86,500	\$ 86,500
Scheduled Maintenance New Allocation - District Wide	617,840	-	617,840	72,430	690,270	\$ 583,642
Self-Generation Incentive Program - Norco	3,110,000	-	3,110,000	- t	3,110,000	\$ 3,084,801
Multimedia and Arts Center (MAC) - Norco	114,000	-	114,000	-	114,000	\$ 114,000
Total Norco In-Progress or Initial Phase Projects	\$ 5,417,116	\$ 262,329	\$ 5,679,445	\$ 72,430	\$ 5,751,875	\$ 5,228,671
Total All Norco Projects	\$ 72,344,692	\$ 267,505	\$ 72,612,197	\$ 19,699,392	\$ 92,311,589	\$ 72,153,272
Total Remaining Norco Allocation				\$ (3,500)		
<u>Five Year Capital Construction Plan</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Norco 5 Yr Capital Construction Plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Project	Project Funding Source					
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 12/31/20
			\$ 78,769,267			
<u>Completed</u>						
Certificates of Participation (1993 & 2001) - Refunding	\$ 2,635,830	\$ -	\$ 2,635,830	\$ -	\$ 2,635,830	\$ 2,635,830
GO Bond Issuance Related Expenditures	1,132,580	-	1,132,580	-	1,132,580	\$ 1,132,580
Phone and Voicemail Upgrades - District Wide	73,639	-	73,639	-	73,639	\$ 73,639
Computer/Network/System Upgrades - District Wide	211,433	-	211,433	-	211,433	\$ 211,433
Emergency Phone Project - District Wide	88,318	-	88,318	-	88,318	\$ 88,318
Long Range Master Plan - District Wide	289,985	-	289,985	-	289,985	\$ 289,985
Logic Domain - Capital Project Management System	50,403	5,380	55,783	-	55,783	\$ 47,309
Infrastructure Projects - District Wide	102,211	-	102,211	-	102,211	\$ 102,211
Utility Retrofit Project - District Wide	1,388,503	-	1,388,503	-	1,388,503	\$ 1,388,503
Modular Redistribution Projects (All campuses and BCTC)	3,939,832	-	3,939,832	-	3,939,832	\$ 3,939,831
ECS Secondary Effects - Moreno Valley	286,227	-	286,227	-	286,227	\$ 286,227
Hot Water Loop System & Boiler Replacement - Moreno Valley	869,848	-	869,848	-	869,848	\$ 869,848
ECS Building Upgrade Project - Moreno Valley / Norco	252,296	-	252,296	-	252,296	\$ 252,296
Scheduled Maintenance - Historic - District Wide	351,322	-	351,322	635,669	986,991	\$ 351,322
Safety and Site Improvement Project - Moreno Valley	719,827	-	719,827	200,000	919,827	\$ 719,827
Administrative Move to Humanities Bldg - Moreno Valley	25,990	-	25,990	-	25,990	\$ 25,990
Food Services Remodel - Moreno Valley	2,649,606	-	2,649,606	28,000	2,677,606	\$ 2,649,606
Nursing Portables - Moreno Valley	705,338	-	705,338	-	705,338	\$ 705,338
Learning Gateway Building - Moreno Valley	4,984,261	-	4,984,261	-	4,984,261	\$ 4,984,261
Audio Visual Upgrade and Lighting Project - Moreno Valley	134,457	-	134,457	-	134,457	\$ 134,457
Emergency Phones Project - Moreno Valley	341,582	-	341,582	-	341,582	\$ 341,582
Mechanical Upgrade Project - Moreno Valley	660,245	-	660,245	-	660,245	\$ 660,245
Physicians Assistant Laboratory Remodel - Moreno Valley	49,191	-	49,191	-	49,191	\$ 49,191
Science Laboratories Remodel Project - Moreno Valley	302,804	-	302,804	-	302,804	\$ 302,804
Student/Academic Services Facility Project - Moreno Valley	5,939,817	-	5,939,817	14,036,000 p	19,975,817	\$ 5,939,817
2010 IPP/FPP - District - 21.1%	-	-	-	-	-	\$ -

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Project	Project Funding Source						Actual Measure C Expenditures thru 12/31/20
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget		
PBX/Network Operations Centers - Moreno Valley	2,931,707	-	2,931,707	-	2,931,707	\$	2,931,707
Electronic Contract Document Storage - District Wide	-	-	-	-	-	\$	-
Master Plan Updates - District Wide	877,500	-	877,500	-	877,500	\$	877,500
March Dental Education Center - Moreno Valley	9,877,088	-	9,877,088	-	9,877,088	\$	9,877,088
Total Moreno Valley Completed Projects	\$ 41,871,840	\$ 5,380	\$ 41,877,220	\$ 14,899,669	\$ 56,776,889	\$	\$ 41,868,745
<u>In-Progress or Initial Phase</u>							
Feasibility/Planning/Management/Staffing	\$ 1,547,448	\$ 272,667	\$ 1,820,115	\$ -	\$ 1,820,115	\$	\$ 1,413,313
Health Science Center - Moreno Valley	164,971	-	164,971	- p	164,971	\$	164,971
Ben Clark Training Center Education Center Building - Moreno Valley	13,084,500	-	13,084,500	- p	13,084,500	\$	601,281
Center for Human Performance - Moreno Valley	112,009	-	112,009	- p	112,009	\$	112,009
Scheduled Maintenance New Allocation - District Wide	640,720	-	640,720	72,430	713,150	\$	603,462
Library Learning Center - Moreno Valley	143,000	-	143,000	-	143,000	\$	142,914
Student Services Welcome Center Project - Moreno Valley	19,000,000	-	19,000,000	-	19,000,000	\$	4,390,444
Elevators Modernization/Fire Alarm System Repair/Upgrade - MV	1,000,000	-	1,000,000	273,855	1,273,855	\$	554,099
Ben Clark Center Corrections Platform - MV	680,000	-	680,000	2,740,000	3,420,000	\$	660,825
Total Moreno Valley In-Progress or Initial Phase Projects	\$ 36,372,648	\$ 272,667	\$ 36,645,315	\$ 3,086,285	\$ 39,731,600	\$	\$ 8,643,318
Total All Moreno Valley Projects	\$ 78,244,488	\$ 278,047	\$ 78,522,535	\$ 17,985,954	\$ 96,508,489	\$	\$ 50,512,063
Total Remaining Moreno Valley Allocation			\$ 246,732				
<u>Five Year Capital Construction Plan</u>							
	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Moreno Valley 5 Yr Capital Construction Plan	\$ -	\$ -	\$ -	\$ -	\$ -		

**Riverside Community College District
Measure C - Project Commitments Summary
as of December 31, 2020**

Project	Project Funding Source					
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 12/31/20
Centrally Controlled Allocation			\$ 19,682,208			
Completed						
Utility Infrastructure and IT Upgrade Project - District Wide	\$ 6,232,049	\$ -	\$ 6,232,049	\$ -	\$ 6,232,049	\$ 6,232,049
District Design Standards	345,032	-	345,032	-	345,032	\$ 345,031
ADA Transition Plan - District Wide	6,046,162	-	6,046,162	-	6,046,162	\$ 6,046,162
Total Centrally Controlled Completed Projects	\$ 12,623,243	\$ -	\$ 12,623,243	\$ -	\$ 12,623,243	\$ 12,623,242
In-Progress or Initial Phase						
IT Upgrade (including audit) - District Wide	\$ 6,000,000	\$ -	\$ 6,000,000	\$ -	\$ 6,000,000	\$ 5,308,573
Program Contingency - District Wide	410,525	-	-	-	-	\$ -
Program Reserve - District Wide	-	-	-	-	-	\$ -
Total Centrally Controlled In-Progress or Initial Phase Projects	\$ 6,410,525	\$ -	\$ 6,000,000	-	6,000,000	\$ 5,308,573
Total All Centrally Controlled Projects	\$ 19,033,768	\$ -	\$ 18,623,243	\$ -	\$ 18,623,243	\$ 17,931,815
Total Remaining Centrally Controlled Allocation			\$ 1,058,965			
Total Completed Projects All Sites	\$ 322,046,869	\$ 25,500	\$ 322,072,369	\$ 131,083,326	\$ 453,155,695	\$ 322,032,207
Total In-Progress or Initial Phase Projects All Sites	\$ 61,050,444	\$ 1,292,260	\$ 61,932,179	\$ 32,402,842	\$ 94,335,021	\$ 25,333,034
Total Projects All Sites	\$ 383,097,313	\$ 1,317,760	\$ 384,004,548	\$ 163,486,168	\$ 547,490,716	\$ 347,365,241
Total Remaining Allocations			\$ 1,918,892			

- a Actual State Construction Act Funding
- d Private donations
- la LaSeirra Funding
- p Projected State Construction Act Funding
- r Redevelopment Funding
- s Actual State Scheduled Maintenance Funding Requiring District Match
- t SGIP Grant Incentives
- h Riverside Community Hospital

01/01/21
By Site totals off due to rounding:
Completed \$ 1
In-Progress \$ 1
Total \$ 2

Riverside Community College District
Measure C - Capital Program Executive Summary Report (Quarterly)
October 1, 2020 - December 31, 2020

	Moreno Valley College	Norco College	Riverside City College	District	Centrally Controlled			Total
					Approved Projects	Program Reserve	Program Contingency	
Original Measure C Allocation Split	\$ 69,200,000	\$ 66,300,000	\$ 173,100,000	\$ 19,200,000	\$ 19,300,000	\$ 24,000,000	\$ 10,000,000	\$ 381,100,000
Redistribution of Specific Donations/Rebates	\$ (1,086,934)	\$ (975,883)	\$ 3,293,229	\$ (326,040)	\$ -	\$ (642,104)	\$ (262,268)	
Income Distribution Through June 30, 2020	\$ 623,481	\$ 1,225,018	\$ 2,362,590	\$ 162,153	\$ -	\$ 275,340	\$ 174,858	\$ 4,823,439
Additional Allocation from District/Centrally Controlled	\$ 10,032,720	\$ 6,059,562	\$ 14,301,953	\$ 2,769,383	\$ (28,317)	\$ (23,633,236)	\$ (9,502,065)	\$ -
Total Measure C Allocation	\$ 78,769,267	\$ 72,608,697	\$ 193,057,772	\$ 21,805,496	\$ 19,271,683	\$ -	\$ 410,525	\$ 385,923,439
Project Commitments	\$ (78,522,535)	\$ (72,612,197)	\$ (192,572,801)	\$ (21,673,772)	\$ (18,623,243)	\$ -	\$ -	\$ (384,004,548)
Remaining Uncommitted Funds	\$ 246,732	\$ (3,500)	\$ 484,971	\$ 131,724	\$ 648,440	\$ -	\$ 410,525	\$ 1,918,892

Riverside Community College District
Measure C - Capital Program Executive Summary Report (Quarterly)
October 1, 2020 - December 31, 2020

MORENO VALLEY COLLEGE					
Description	Total Project Budget	Measure C Budget	Non-Measure C Budget	Additional Measure C Budget	Measure C Allocation
					\$ 69,200,000
Redistribution of College Specific Donations/Rebates Included in Original Allocation				\$ (1,086,934)	\$ 68,113,066
Distribution of Interest, Donations/Rebates Income from original allocation through June 30, 2020				\$ 623,481	\$ 68,736,547
APPROVED PROJECTS					
Certificates of Participation (93 & 01 Refunding)	\$ 2,635,830	\$ 2,635,830	\$ -	\$ -	\$ 66,100,717
CO Bond Issuance Related Expenditures	\$ 1,132,580	\$ 1,132,580	\$ -	\$ -	\$ 64,968,137
District Phone & VM upgrade	\$ 73,639	\$ 73,639	\$ -	\$ -	\$ 64,894,498
ECS Secondary Effects	\$ 286,227	\$ 286,227	\$ -	\$ -	\$ 64,608,271
Emergency Phone Project	\$ 88,318	\$ 88,318	\$ -	\$ -	\$ 64,519,953
Long Range Master Plans	\$ 289,985	\$ 289,985	\$ -	\$ -	\$ 64,229,968
Hot Water Loop System & Boiler Replacement	\$ 869,848	\$ 869,848	\$ -	\$ -	\$ 63,360,120
Logic Domain- CMP System	\$ 55,783	\$ 55,783	\$ -	\$ -	\$ 63,304,337
Infrastructure Projects (IT Upgrade)	\$ 102,211	\$ 102,211	\$ -	\$ -	\$ 63,202,126
Utility Retrofit Project (NORESCO)	\$ 1,388,503	\$ 1,388,503	\$ -	\$ -	\$ 61,813,623
Modular Redistribution Projects	\$ 3,939,832	\$ 3,939,832	\$ -	\$ -	\$ 57,873,791
Scheduled Maintenance Match (Historical)	\$ 986,991	\$ 351,322	\$ 635,669	\$ -	\$ 57,522,469
ECS Bldg. Upgrade	\$ 252,296	\$ 252,296	\$ -	\$ -	\$ 57,270,173
District Computer/Network System Upgrade	\$ 211,433	\$ 211,433	\$ -	\$ -	\$ 57,058,740
Safety & Site Improvement Project	\$ 919,827	\$ 719,827	\$ 200,000	\$ -	\$ 56,338,913
Food Services Remodel (& Int facilities)	\$ 2,677,606	\$ 2,649,606	\$ 28,000	\$ -	\$ 53,689,307
Network Operations Center	\$ 2,931,707	\$ 2,931,707	\$ -	\$ -	\$ 50,757,600
Learning Gateway Building & Lions Lot	\$ 4,984,261	\$ 4,984,261	\$ -	\$ -	\$ 45,773,339
Student Academic Services-Phase III	\$ 19,975,817	\$ 5,939,817	\$ 14,036,000	\$ -	\$ 39,833,522
Science Lab Remodel (Phase I&II)	\$ 302,804	\$ 302,804	\$ -	\$ -	\$ 39,530,718
Feasibility/Planning/Mngmnt/Staffing	\$ 1,820,115	\$ 1,820,115	\$ -	\$ -	\$ 37,710,603
Scheduled Maintenance (2010+) (\$640Kx5 years)	\$ 675,890	\$ 603,460	\$ 72,430	\$ -	\$ 37,107,143
Nursing Portables	\$ 705,338	\$ 705,338	\$ -	\$ 705,338	\$ 37,107,143
A/V & Lighting Hum 129 & SS 101	\$ 134,457	\$ 134,457	\$ -	\$ -	\$ 36,972,686
MVC Master Plan Update	\$ 877,500	\$ 877,500	\$ -	\$ 186,000	\$ 36,281,186
Electronic Contract Document Storage	\$ -	\$ -	\$ -	\$ -	\$ 36,281,186
Dental Education Center	\$ 9,877,088	\$ 9,877,088	\$ -	\$ 373,349	\$ 26,777,447
Adm Move to Humanities	\$ 25,990	\$ 25,990	\$ -	\$ -	\$ 26,751,457
Mechanical Upgrade Projects	\$ 660,245	\$ 660,245	\$ -	\$ -	\$ 26,091,212
2013 FPP/IPP	\$ -	\$ -	\$ -	\$ -	\$ 26,091,212
Emergency Phone Repairs	\$ 341,582	\$ 341,582	\$ -	\$ 341,582	\$ 26,091,212
Physician Asst Lab Remodel	\$ 49,191	\$ 49,191	\$ -	\$ 49,191	\$ 26,091,212
MVC Student Services Welcome Center	\$ 19,000,000	\$ 19,000,000	\$ -	\$ 5,000,000	\$ 12,091,212
Health Science Center - MVC	\$ 164,971	\$ 164,971	\$ -	\$ -	\$ 11,926,241
Ben Clark Training Center, Phase 1	\$ 13,084,500	\$ 13,084,500	\$ -	\$ 2,000,000	\$ 841,741
Center for Human Performance	\$ 112,009	\$ 112,009	\$ -	\$ -	\$ 729,732
Library Learning Center	\$ 143,000	\$ 143,000	\$ -	\$ -	\$ 586,732
Elevator Modernization and Fire Alarm System Upgrade	\$ 1,273,855	\$ 1,000,000	\$ 273,855	\$ 1,000,000	\$ 586,732
Scheduled Maintenance - FY 19/20 Allocation	\$ 37,260	\$ 37,260	\$ -	\$ 37,260	\$ 586,732
Ben Clark Corrections Platform Training Facility	\$ 3,420,000	\$ 680,000	\$ 2,740,000	\$ 340,000	\$ 246,732
Remaining Measure C Funds					\$ 246,732
	\$ 96,508,489	\$ 78,522,535	\$ 17,985,954	\$ 9,569,267	

Measure C Summary

Original Measure C Allocation	\$ 69,200,000
Additional Measure C Allocation	\$ 9,569,267
Total Measure C Allocation	\$ 78,769,267

Riverside Community College District
Measure C - Capital Program Executive Summary Report (Quarterly)
October 1, 2020 - December 31, 2020

NORCO COLLEGE					
Description	Total Project Budget	Measure C Budget	Non-Measure C Budget	Additional Measure C Budget	Measure C Allocation
					\$ 66,300,000
From Centrally Controlled - Program Contingency				\$ 500,000	\$ 66,800,000
Redistribution of College Specific Donations/Rebates Included in Original Allocation				\$ (975,883)	\$ 65,824,117
Distribution of Interest, Donations/Rebates Income from original allocation through June 30, 2020				\$ 1,225,018	\$ 67,049,135
From Centrally Controlled - Program Reserve/Contingency (to clear deficit)				\$ 2,589,291	\$ 69,638,426
APPROVED PROJECTS					
Certificates of Participation (93 & 01 Refunding)	\$ 2,535,893	\$ 2,535,893	\$ -	\$ -	\$ 67,102,533
CO Bond Issuance Related Expenditures	\$ 1,089,638	\$ 1,089,638	\$ -	\$ -	\$ 66,012,895
District Phone & Voicemail Upgrades	\$ 70,847	\$ 70,847	\$ -	\$ -	\$ 65,942,048
Room Renovations	\$ 100,019	\$ 100,019	\$ -	\$ -	\$ 65,842,029
Emergency Phone Project	\$ 102,773	\$ 102,773	\$ -	\$ -	\$ 65,739,256
Long Range Master Plans	\$ 362,670	\$ 362,670	\$ -	\$ -	\$ 65,376,586
Logic Domain- CPM System	\$ 53,668	\$ 53,668	\$ -	\$ -	\$ 65,322,918
Infrastructure Project (IT Upgrade)	\$ 98,336	\$ 98,336	\$ -	\$ -	\$ 65,224,582
Utility Retrofit Project (NORESCO)	\$ 1,587,401	\$ 1,587,401	\$ -	\$ -	\$ 63,637,181
Modular Redistribution Project	\$ 2,109,572	\$ 2,109,572	\$ -	\$ -	\$ 61,527,609
Scheduled Maintenance Match (Historic)	\$ 543,792	\$ 180,850	\$ 362,942	\$ -	\$ 61,346,759
ECS Building Upgrade	\$ 137,265	\$ 137,265	\$ -	\$ -	\$ 61,209,494
Industrial Technology Facility-PhaseII	\$ 28,705,350	\$ 9,715,350	\$ 18,990,000	\$ -	\$ 51,494,144
District Computer Network/Systems Upgrade	\$ 203,417	\$ 203,417	\$ -	\$ -	\$ 51,290,727
Soccer Field Turf/Locker Rooms	\$ 3,879,314	\$ 3,879,314	\$ -	\$ -	\$ 47,411,413
Site & Safety Improvements-3rd St	\$ 967,442	\$ 967,442	\$ -	\$ -	\$ 46,443,971
Center for Student Success	\$ 15,633,873	\$ 15,633,873	\$ -	\$ -	\$ 30,810,098
Norco Operations Center (PBX/M&O)	\$ 11,277,010	\$ 11,277,010	\$ -	\$ -	\$ 19,533,088
Secondary Effects project (SSC & ITB)	\$ 16,028,180	\$ 16,028,180	\$ -	\$ 35,288	\$ 3,540,196
Groundwater Mont Wells Disposition	\$ 227,845	\$ 211,149	\$ 16,696	\$ 211,149	\$ 3,540,196
Scheduled Maintenance (2010+) \$640Kx5 yrs	\$ 653,010	\$ 580,580	\$ 72,430	\$ -	\$ 2,959,616
Master Plan Update	\$ 175,914	\$ 175,914	\$ -	\$ -	\$ 2,783,702
Electronic Contract Document Storage	\$ -	\$ -	\$ -	\$ -	\$ 2,783,702
Central Plant Boiler Replacement	\$ 161,847	\$ 161,847	\$ -	\$ -	\$ 2,621,855
2013 IPP/FPP	\$ -	\$ -	\$ -	\$ -	\$ 2,621,855
Self Generating Inc. Program (Fuel Cell)	\$ 3,110,000	\$ 3,110,000	\$ -	\$ 2,436,250	\$ 1,948,105
Center for Human Perf & Kinesiology	\$ 86,500	\$ 86,500	\$ -	\$ -	\$ 1,861,605
Multimedia & Arts Center (MAC)	\$ 114,000	\$ 114,000	\$ -	\$ -	\$ 1,747,605
Scheduled Maintenance - FY 19/20 Allocation	\$ 37,260	\$ 37,260	\$ -	\$ 37,260	\$ 1,747,605
Soccer Field Turf Replacement	\$ 507,648	\$ 250,324	\$ 257,324	\$ 250,324	\$ 1,747,605
Feasibility/Planning/Mngmnt/Staffing	\$ 1,751,105	\$ 1,751,105	\$ -	\$ -	\$ (3,500)
Remaining Measure C Funds					\$ (3,500)
	\$ 92,311,589	\$ 72,612,197	\$ 19,699,392	\$ 6,308,697	

Measure C Summary

Original Measure C Allocation	\$ 66,300,000
Additional Measure C Allocation	\$ 6,308,697
Total Measure C Allocation	\$ 72,608,697

Riverside Community College District
Measure C - Capital Program Executive Summary Report (Quarterly)
October 1, 2020 - December 31, 2020

RIVERSIDE CITY COLLEGE					
Description	Total Project Budget	Measure C Budget	Non-Measure C Budget	Additional Measure C Budget	Measure C Allocation
					\$ 173,100,000
Redistribution of College Specific Donations/Rebates Included in Original Allocation				\$ 3,293,229	\$ 176,393,229
Distribution of Interest, Donations/Rebates Income from original allocation through June 30, 2020				\$ 2,362,590	\$ 178,755,819
APPROVED PROJECTS					
<i>Certificates of Participation (93 & 01 Refunding)</i>	\$ 6,583,329	\$ 6,583,329	\$ -	\$ -	\$ 172,172,490
<i>CO Bond Issuance Related Expenditures</i>	\$ 2,828,765	\$ 2,828,765	\$ -	\$ -	\$ 169,343,725
Bridge Space	\$ 1,175,132	\$ 1,175,132	\$ -	\$ -	\$ 168,168,593
District Phone and Voicemail Upgrades	\$ 183,925	\$ 183,925	\$ -	\$ -	\$ 167,984,668
MLK Renovation	\$ 8,010,091	\$ 1,010,614	\$ 6,999,477	\$ -	\$ 166,974,054
Swing Space (Lovekin)	\$ 4,273,734	\$ 4,273,734	\$ -	\$ -	\$ 162,700,320
Wheelock Field (Phase I)	\$ 4,516,435	\$ 4,516,435	\$ -	\$ -	\$ 158,183,885
Parking Structure (Phase II)	\$ 20,940,662	\$ 20,940,662	\$ -	\$ -	\$ 137,243,223
Emergency Phones	\$ 178,626	\$ 178,626	\$ -	\$ -	\$ 137,064,597
PBX Building	\$ 428,119	\$ 428,119	\$ -	\$ -	\$ 136,636,478
Long Range Plans	\$ 786,422	\$ 786,422	\$ -	\$ -	\$ 135,850,056
Logic Domain/PM system	\$ 139,326	\$ 139,326	\$ -	\$ -	\$ 135,710,730
Infrastructure (IT Upgrade)	\$ 255,287	\$ 255,287	\$ -	\$ -	\$ 135,455,443
Utility Retrofit (NORESCO)	\$ 3,205,284	\$ 3,205,284	\$ -	\$ -	\$ 132,250,159
Stokoe ILC (Phases I & II)	\$ 9,844,137	\$ 7,399,505	\$ 2,444,632	\$ -	\$ 124,850,654
Modular Redistribution	\$ 2,376,458	\$ 2,376,458	\$ -	\$ -	\$ 122,474,196
Scheduled Maintenance Match (Past)	\$ 2,387,444	\$ 870,873	\$ 1,516,571	\$ -	\$ 121,603,323
Quad Modernization	\$ 21,725,807	\$ 9,171,807	\$ 12,554,000	\$ -	\$ 112,431,516
Bradshaw Bldg Electrical (Emergency)	\$ 366,353	\$ 366,353	\$ -	\$ -	\$ 112,065,163
District Computer Network System Upgrades	\$ 528,081	\$ 528,081	\$ -	\$ -	\$ 111,537,082
Wheelock Gym, Seismic Retrofit	\$ 190,631	\$ 190,631	\$ -	\$ -	\$ 111,346,451
Food Services Remodel & Interim Facilities	\$ 987,705	\$ 987,705	\$ -	\$ -	\$ 110,358,746
Nursing, Science & Math Complex	\$ 61,786,603	\$ 16,347,203	\$ 45,439,400	\$ 467,028	\$ 94,478,571
Riverside Aquatics Complex	\$ 10,874,233	\$ 10,874,233	\$ -	\$ -	\$ 83,604,338
Wheelock Gym, Seismic Retrofit-Phase II	\$ 22,083,309	\$ 12,918,309	\$ 9,165,000	\$ 72,966	\$ 70,758,995
Coil School for the Arts	\$ 42,548,935	\$ 25,736,077	\$ 16,812,858	\$ 8,100,000	\$ 53,122,918
Culinary Arts Academy & District Offices	\$ 17,667,307	\$ 16,854,928	\$ 812,379	\$ 5,575,182	\$ 41,843,172
Quad Basement Remodel	\$ 352,941	\$ 352,941	\$ -	\$ -	\$ 41,490,231
Black Box Theatre Remodel (Plans only)	\$ 10,955	\$ 10,955	\$ -	\$ -	\$ 41,479,276
Remodel of Tech A (Plans only)	\$ 11,375	\$ 11,375	\$ -	\$ -	\$ 41,467,901
<i>Feasibility/Plng/Mngt/Staffing</i>	\$ 4,545,974	\$ 4,545,974	\$ -	\$ -	\$ 36,921,927
Interim Parking (Lot 33)	\$ 177,023	\$ 177,023	\$ -	\$ -	\$ 36,744,904
Scheduled Maintenance (2010+ \$640K/yr x 5 yr)	\$ 1,675,910	\$ 1,507,220	\$ 168,690	\$ -	\$ 35,237,684
Parking Structure Fall Deterrent	\$ 7,576	\$ 7,576	\$ -	\$ -	\$ 35,230,108
Master Plan Updates	\$ 954,923	\$ 954,923	\$ -	\$ -	\$ 34,275,185
Student Services Building-Phase I	\$ 20,741,234	\$ 20,741,234	\$ -	\$ -	\$ 13,533,951
Student Services Building-Phase II	\$ 1,550,000	\$ 1,550,000	\$ -	\$ -	\$ 11,983,951
Electronic Contract Document Storage	\$ -	\$ -	\$ -	\$ -	\$ 11,983,951
2013 IPP/FPP	\$ -	\$ -	\$ -	\$ -	\$ 11,983,951
Food Srvc / Café Grab n Go	\$ 81,372	\$ 81,372	\$ -	\$ -	\$ 11,902,579
Lovekin Parking/Tennis-Portable Relocation	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ 9,902,579
Lovekin Parking/Tennis-Tennis Courts	\$ 2,250,000	\$ 2,250,000	\$ -	\$ -	\$ 7,652,579
Lovekin Parking/Tennis-Parking Structure	\$ 101,724	\$ 101,724	\$ -	\$ -	\$ 7,550,855
Athletic Office Remodel(Wheelock)	\$ 95,942	\$ 95,942	\$ -	\$ -	\$ 7,454,913
Cellular Repeater Booster System	\$ 18,879	\$ 18,879	\$ -	\$ -	\$ 7,436,034
Life Science / Physical Science Remodel	\$ 35,212,000	\$ 6,308,563	\$ 28,903,437	\$ -	\$ 1,127,471
Cosmetology Building	\$ 142,500	\$ 142,500	\$ -	\$ -	\$ 984,971
Greenhouse Project	\$ 672,000	\$ 500,000	\$ 172,000	\$ -	\$ 484,971

RIVERSIDE CITY COLLEGE					
Description	Total Project Budget	Measure C Budget	Non-Measure C Budget	Additional Measure C Budget	Measure C Allocation
Scheduled Maintenance - FY 19/20 Allocation	\$ 86,777	\$ 86,777	\$ -	\$ 86,777	\$ 484,971
Remaining Measure C Funds					\$ 484,971
	\$ 317,561,245	\$ 192,572,801	\$ 124,988,444	\$ 19,957,772	

Measure C Summary

Original Measure C Allocation	\$ 173,100,000
Additional Measure C Allocation	\$ 19,957,772
Total Measure C Allocation	\$ 193,057,772

Riverside Community College District
Measure C - Capital Program Executive Summary Report (Quarterly)
October 1, 2020 - December 31, 2020

RCCD DISTRICT PROJECTS					
Description	Total Project Budget	Measure C Budget	Non-Measure C Budget	Additional Measure C Budget	Measure C Allocation
					\$ 19,200,000
Redistribution of College Specific Donations/Rebates Included in Original Allocation				\$ (326,040)	\$ 18,873,960
Distribution of Interest, Donations/Rebates Income from original allocation through June 30, 2020.				\$ 162,153	\$ 19,036,113
Transfer to MVC for the Ben Clark Training Center Building, Phase I Project				\$ (2,000,000)	\$ 17,036,113
Transfer to MVC for the Elevator Modernization & Fire Alarm System Repair/Upgrade Project				\$ (651,789)	\$ 16,384,324
Transfer to MVC, NC, and RCC for Scheduled Maint.				\$ (161,297)	\$ 16,223,027
APPROVED PROJECTS					
Certificates of Participation (93 & 01 Refunding)	\$ 737,033	\$ 737,033	\$ -	\$ -	\$ 15,485,994
CO Bond Issuance Related Expenditures	\$ 316,693	\$ 316,693	\$ -	\$ -	\$ 15,169,301
District Phone and Voicemail Upgrades	\$ 20,589	\$ 20,589	\$ -	\$ -	\$ 15,148,712
RCCD Systems Office (Market St)	\$ 2,629,981	\$ 2,629,981	\$ -	\$ -	\$ 12,518,731
Emergency Phones	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 12,508,731
Logic Domain/PM System	\$ 15,598	\$ 15,598	\$ -	\$ -	\$ 12,493,133
Infrastructure (IT Upgrade)	\$ 28,580	\$ 28,580	\$ -	\$ -	\$ 12,464,553
District Computer/Network Sys Upgr	\$ 59,121	\$ 59,121	\$ -	\$ -	\$ 12,405,432
Culinary Art Academy & Dist Offc	\$ 17,285,308	\$ 16,472,929	\$ 812,379	\$ 5,575,179	\$ 1,507,682
Swing Space - Market Street Properties	\$ 737,303	\$ 737,303	\$ -	\$ -	\$ 770,379
Feasibility/Plng/Mngt/Staffing	\$ 508,942	\$ 508,942	\$ -	\$ -	\$ 261,437
Scheduled Maint. New Allocation - District Wide	\$ 7,443	\$ 7,443	\$ -	\$ -	\$ 253,994
DSA Close-Out	\$ 7,290	\$ 7,290	\$ -	\$ 7,290	\$ 253,994
Alumni Carriage House Restroration	\$ 122,270	\$ 122,270	\$ -	\$ -	\$ 131,724
Electronic Contract Document Storage	\$ -	\$ -	\$ -	\$ -	\$ 131,724
2013 IPP/FPP	\$ -	\$ -	\$ -	\$ -	\$ 131,724
Remaining Measure C Funds					\$ 131,724
	\$ 22,486,151	\$ 21,673,772	\$ 812,379	\$ 2,605,496	

Measure C Summary

Original Measure C Allocation	\$ 19,200,000
Additional Measure C Allocation	\$ 2,605,496
Total Measure C Allocation	\$ 21,805,496

Riverside Community College District
Measure C - Capital Program Executive Summary Report (Quarterly)
October 1, 2020 - December 31, 2020

CENTRALLY CONTROLLED FUNDS					
Description	Total Project Budget	Measure C Budget	Non-Measure C Budget	Additional Measure C Budget	Measure C Allocation
					\$ 53,300,000
Approved Projects \$19.3M					\$ 19,300,000
ADA Compliance -Phase I	\$ 6,088,955	\$ 6,046,162	\$ 42,793	\$ -	\$ 13,253,838
IT Audit Implementation	\$ 6,000,000	\$ 6,000,000	\$ -	\$ -	\$ 7,253,838
Utility Infrastructure	\$ 6,232,049	\$ 6,232,049	\$ -	\$ (373,349)	\$ 648,440
District Standards	\$ 345,032	\$ 345,032	\$ -	\$ 345,032	\$ 648,440
Remaining Measure C					\$ 648,440
	\$ 18,666,036	\$ 18,623,243	\$ 42,793	\$ (28,317)	
Program Reserve \$24M					\$ 24,000,000
Redistribution of College Specific Donations/Rebates Included in Original Allocation		\$ -	\$ -	\$ (642,104)	\$ 23,357,896
Distribution of Interest, Donations/Rebates Income from original allocation through June 30, 2018		\$ -	\$ -	\$ 275,340	\$ 23,633,236
CSA		\$ -	\$ -	\$ (8,100,000)	\$ 15,533,236
CAA/DO		\$ -	\$ -	\$ (10,306,765)	\$ 5,226,471
DSA Close out		\$ -	\$ -	\$ (7,290)	\$ 5,219,181
Nursing Portables - MVC		\$ -	\$ -	\$ (705,338)	\$ 4,513,843
Physican Asst Lab - MVC		\$ -	\$ -	\$ (49,191)	\$ 4,464,652
Emergency Phone Repairs - MVC		\$ -	\$ -	\$ (341,582)	\$ 4,123,070
Aquatics Center - RCC (Reserve - Donation Cover)		\$ -	\$ -	\$ -	\$ 4,123,070
CSA - RCC (Reserve - LaSierra Capital Repayment)		\$ -	\$ -	\$ -	\$ 4,123,070
TITLE III-STEM - NC (Reserve - Grant Repayment)		\$ -	\$ -	\$ -	\$ 4,123,070
MVC Student Services Bldg. Reno (Welcome Center)		\$ -	\$ -	\$ (2,500,000)	\$ 1,623,070
MVC Elevator Modernization & Fire Alarm System Upgrade		\$ -	\$ -	\$ (174,105)	\$ 1,448,965
Norco College Soccer Field Turf Replacement Project		\$ -	\$ -	\$ (250,324)	\$ 1,198,641
Norco College Budget Deficit		\$ -	\$ -	\$ (1,198,641)	\$ -
Program Reserve					\$ -
Program Contingency-\$10M					\$ 10,000,000
Redistribution of College Specific Donations/Rebates Included in Original Allocation		\$ -	\$ -	\$ (262,268)	\$ 9,737,732
Distribution of Interest, Donations/Rebates Income from original allocation through June 30, 2020		\$ -	\$ -	\$ 174,858	\$ 9,912,590
ADA Compliance - Phase I		\$ -	\$ -	\$ -	\$ 9,912,590
CAA/DO		\$ -	\$ -	\$ (843,596)	\$ 9,068,994
March Dental Education - MVC		\$ -	\$ -	\$ -	\$ 9,068,994
Master Plan Update - MVC		\$ -	\$ -	\$ (186,000)	\$ 8,882,994
Nursing, Science Math - RCC		\$ -	\$ -	\$ (467,028)	\$ 8,415,966
Wheelock Gym - RCC		\$ -	\$ -	\$ (72,966)	\$ 8,343,000
Norco Allocation - NC		\$ -	\$ -	\$ (500,000)	\$ 7,843,000
Secondary Effect - NC		\$ -	\$ -	\$ (35,288)	\$ 7,807,712
Groundwater Wells - NC		\$ -	\$ -	\$ (211,149)	\$ 7,596,563
Alumni Carriage House Restoration - RCCD		\$ -	\$ -	\$ -	\$ 7,596,563
District Standards		\$ -	\$ -	\$ (345,032)	\$ 7,251,531
Self-Generating Inc Program (Fuel Cell)		\$ -	\$ -	\$ (2,200,000)	\$ 5,051,531
Self-Generating Inc Program - Incentives/Rebates		\$ -	\$ -	\$ (236,250)	\$ 4,815,281
MVC Student Services Bldg. Reno (Welcome Center)		\$ -	\$ -	\$ (2,500,000)	\$ 2,315,281
MVC Elevator Modernization & Fire Alarm System Upgrade		\$ -	\$ -	\$ (174,106)	\$ 2,141,175
Ben Clark Corrections Platform Training Facility		\$ -	\$ -	\$ (340,000)	\$ 1,801,175
Norco College Budget Deficit		\$ -	\$ -	\$ (1,390,650)	\$ 410,525
Program Contingency					\$ 410,525

CENTRALLY CONTROLLED FUNDS

Description	Total Project Budget	Measure C Budget	Non-Measure C Budget	Additional Measure C Budget	Measure C Allocation
Remaining Measure C Funds					\$ 1,058,965

Measure C Summary

Original Measure C Allocation	\$53,300,000
Additional Measure C Allocation	-\$33,646,109
Total Measure C Allocation	\$19,653,891

Board of Trustees Regular Meeting (VIII.D)

Meeting	November 17, 2020
Agenda Item	Resources (VIII.D)
Subject	Resources Measure C Project Savings and Reconciliation, Transfer of Funds, and Interest Income Allocation
College/District	District
Funding	Measure C
Recommended Action	Recommend approving the adjustments identified on the Project Savings and Reconciliation report in the amount of \$303,234; the shortfall transfer to Norco College from Centrally Controlled Funds in the amount of \$2,589,291; and allocation of the interest income received for the period July 1, 2019 through June 30, 2020 in the amount of \$453,790.

Background Narrative:

A Project Savings and Reconciliation (PSR) report and an interest income allocation worksheet is presented for the Board's review and consideration. The PSR reconciles Board of Trustees approved Measure C project budgets with actual completed project expenditures. The net project savings shown on the PSR is \$303,234. Action on this item will permit unused project funds to be reallocated for projects.

In 2004 when Measure C passed, Riverside Community College District was a single college, multi-campus district. Measure C funds were not allocated by entity until 2010, when RCCD transitioned to a three-college district. In August 2010, the Board of Trustees approved a list of prioritized projects and the allocation of Measure C funds to each entity.

Norco College proved very efficient in developing facilities projects and, at the time the entity allocations were approved by the Board of Trustees, many of the projects had already been completed or were in progress. It was determined that Norco College's Measure C allocation was not sufficient to cover their approved projects. However, a final reconciliation and additional augmentation from Centrally Controlled funds to Norco College was delayed until all Norco College projects were completed. This included the Fuel Cell project, to account for the savings and rebate incentives from the Self-Generation Incentive Program that were to be realized over a five-year period. All Norco College projects are now complete and have been reconciled so the total Measure C allocation deficit of \$2,589,291 million as of June 30, 2020 can be corrected by transferring funds from Centrally Controlled funds. A reconciliation will continue to be performed each year over the remaining life of Measure C to account for project savings and future interest income.

Finally, interest income totaling \$453,790 from July 1, 2019 through June 30, 2020 has been added for allocation purposes.

It is recommended that the Board of Trustees approve the adjustments identified on the Project Savings and Reconciliation report in the amount of \$303,234; the shortfall transfer to Norco College from Centrally Controlled Funds in the amount of \$2,589,291; and allocation of interest income received in the amount of \$453,790 for the period of July 1, 2019 through June 30, 2020.

Prepared By: Aaron S. Brown, Vice Chancellor, Business & Financial Services

Majd S. Askar, Director, Business Services

Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development

PROJECT SAVINGS AND RECONCILIATION BY COLLEGE/DISTRICT - MEASURE C PROJECTS

Project Title	Approved Project Budget	State and Local Funding	Measure C Funding	Measure C Expenditures/ Commitments	Measure C Project Savings (Shortfall)	Notes	MVC	NC	RCC	DISTRICT	CENTRALLY CONTROLLED FUNDS
RIVERSIDE CITY COLLEGE PROJECTS											
Student Services Bldg. - Ph. I and Ph. II (876)	\$ 22,301,844	\$ -	\$ 22,301,844	\$ 22,291,234	\$ 10,610	So Cal Gas Refund/Clear Accrual			\$ 10,610		
Master Plan Update (878)	\$ 977,000	\$ -	\$ 977,000	\$ 954,923	\$ 22,077	Project Completed			\$ 22,077		
Culinary Arts Academy/District Offices (869/1869)	\$ 35,220,775	\$ 1,624,757	\$ 33,596,018	\$ 33,327,857	\$ 268,161	Project Completed			\$ 92,500	\$ 92,500	\$ 83,161
TOTAL RCC					\$ 300,848		\$ -	\$ -	\$ 125,187	\$ 92,500	\$ 83,161
NORCO COLLEGE PROJECTS											
Master Plan Update (878)	\$ 178,300	\$ -	\$ 178,300	\$ 175,914	\$ 2,386	Project Completed		\$ 2,386			
Soccer Field Turf Replacement (894)	\$ 507,648	\$ 257,324	\$ 250,324	\$ 250,324	\$ -	Project Completed					
TOTAL NC					\$ 2,386		\$ -	\$ 2,386	\$ -	\$ -	\$ -
TOTAL PROJECT SAVINGS					\$ 303,234		\$ -	\$ 2,386	\$ 125,187	\$ 92,500	\$ 83,161
Norco College Shortfall*	\$ 89,722,298	\$ 19,699,392	\$ 70,022,906	\$ 72,614,583	\$ (2,589,291)	Allocation to rectify Shortfall		\$ 2,589,291			\$ (2,589,291)
NORCO COLLEGE Augmentation							-	2,589,291	-	-	(2,589,291)

*The overall Norco College allocation will be reconciled each year based on the Project Savings and Reconciliation Report and interest income earned.

**Interest Income Allocation for the Period
July 1, 2019 - June 30, 2020**

Entity	Measure C % Distribution*	Interest Income to Allocate
MVC	17.87%	\$ 81,092
NC	17.14%	\$ 77,780
RCC	46.29%	\$ 210,059
RCCD	4.95%	\$ 22,463
Centrally Controlled	13.75%	\$ 62,396
Total		\$ 453,790

*Measure C distribution is based on the allocation percentages approved by the Board of Trustees in June, 2018

Board of Trustees Regular Meeting (VI.M)

Meeting	December 8, 2020
Agenda Item	Other Items (VI.M)
Subject	Other Items CEQA Notice of Exemption for RCC Life Science & Physical Science Reconstruction Project for Business Education and Computer Information Systems
College/District	Riverside City College
Funding	Riverside City College Measure C Allocation, Riverside City College General Funds, and State Capital Outlay Allocation
Recommended Action	Recommend approving the CEQA Notice of Exemption for the RCC Life Science & Physical Science Reconstruction Project for Business Education and Computer Information Systems

Background Narrative:

On August 18, 2020, the Board of Trustees approved the Riverside City College Life Science & Physical Science Reconstruction Project for Business Education and Computer Information Systems (the "Project"). The Project will reconstruct and modernize the Life Science and Physical Science buildings into an interdisciplinary complex that can accommodate educational program growth and will centralize the business education and computer information system programs under one building complex. The Project design also includes an additional structure of approximately 2,400 square foot that will be structurally integrated with the existing buildings.

As part of any facilities construction project, whether it is a new construction or a major reconstruction/renovation, an environmental analysis must be conducted in accordance with California Environmental Quality Act ("CEQA") guidelines and recommendations.

The District engaged an environmental consultant, Dudek, to complete the CEQA report for the Project along with a historic evaluation required due to the age of the 1967 era Life Science and Physical Science buildings.

Dudek determined that the buildings themselves are not considered historic. However, the mural located on the first floor exterior of the Life Science Building was identified as a historic resource in 2016 by M. Rosalind Sagara. It is listed in the "City of Riverside's Chinese Americans in Riverside: Historic Context Statement". The mural is a large, painted, textured art piece completed by former professor and artist Dr. Samuel D. Huang in 1975 and will be preserved on the building wall as part of the Project.

The Project is exempt from CEQA requirements because it consists of only: a minor addition to an existing structure; replaces or reconstructs existing structures and facilities; and no buildings will be demolished. The specific CEQA guidelines qualifying the project for the exemption are Sections 15301 (existing facilities), 15302 (replacement or reconstruction), and 15331 (preservation of historical resources).

It is recommended that the Board of Trustees approve the Notice of Exemption ("NOE") setting forth Riverside Community College District's exemption determination. Upon approval, staff will file the NOE with the Riverside County Clerk Recorder's Office and the California Governor's Office of Planning and Research.

Prepared By: Gregory Anderson, President, Riverside City College
Chip West, Vice President, Business Services, Riverside City College
Aaron S. Brown, Vice Chancellor, Business & Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Mehran Mohtasham, Director, Capital Planning

NOTICE OF EXEMPTION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk
County of Riverside
2724 Gateway Drive
Riverside, California 92507

FROM:

RIVERSIDE COMMUNITY COLLEGE DISTRICT
Hussain Agah
Associate Vice Chancellor
Facilities Planning & Development
3801 Market Street, 3rd Floor
Riverside, CA 92501

Project Title: RCC Life Science & Physical Science Reconstruction Project for Business Education and Computer Information Systems ("Project")

Project Location - Specific: 4800 Magnolia Ave, Riverside, CA 92506
Project Location - City: Riverside
Project Location - County: Riverside

Description of Project:

The Project will reconstruct and modernize the connected Life Science and Physical Science buildings into an interdisciplinary complex that can accommodate educational program growth and centralize the business education and computer information system under one complex. The Project design also includes an additional structure of approximately 2,400 sq. ft. which will be structurally integrated with one of the existing buildings. A mural (historical resource) exists on one of the walls of one the existing buildings (Life Science) and is a part of the Project and will remain on the building wall. No buildings would need to be demolished to construct the Project.

Name of Public Agency Approving Project: RIVERSIDE COMMUNITY COLLEGE DISTRICT

Name of Person or Agency Carrying Out Project: RIVERSIDE COMMUNITY COLLEGE DISTRICT

Exempt Status: (check one)

- Ministerial (Sec. 21080(a)(1); 15268(b));
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State Type and section number: Existing Facilities [15301], Replacement or Reconstruction [15302], Historical Resource Restoration/Rehabilitation [15331]
- General Exemption:
- Statutory Exemptions. State Code number:

Reasons why project is exempt:

The Project is exempt because it consists of a minor addition to an existing structure and is also the replacement or reconstruction of existing structures and facilities and no buildings would need to be demolished to construct the Project. Therefore, the Project is exempt as set forth in CEQA Guidelines sections 15301 (Existing Facilities) and 15302 (Replacement and Reconstruction) and is also exempt pursuant to CEQA Guidelines section 15331 which covers and includes the preservation of historical resources. The Project is not subject to any of the exceptions to exemption set forth in CEQA Guidelines section 15300.2.

Lead Agency Contact Person: Hussain Agah

Area Code/Telephone/Ext.: (951) 222-8871

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

**HISTORIC RESOURCES TECHNICAL REPORT FOR
THE RIVERSIDE CITY COLLEGE LIFE SCIENCE/PHYSICAL SCIENCE
RECONSTRUCTION PROJECT
RIVERSIDE, CALIFORNIA**

Prepared for:

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NOVEMBER 2020

Table of Contents

<u>SECTION</u>	<u>PAGE NO.</u>
EXECUTIVE SUMMARY	1
1 INTRODUCTION	3
1.1 Project Location and Description	3
1.2 Project Personnel	6
1.3 Regulatory Setting	6
2 BACKGROUND RESEARCH	13
2.1 CHRIS Records Search	13
2.2 Relevant Previous Studies	13
2.3 Building Development and Archival Research	14
3 HISTORIC SETTING	17
3.1 Historic Period Overview	17
3.2 Riverside Community College District – Riverside Campus History	23
3.3 History of the Life/Physical Science Buildings	31
3.4 Identified Architectural Styles	34
3.5 Identified Architects, Designers, and Artists	36
4 FIELD SURVEY	43
4.1 Methods	43
4.2 Results	43
5 SIGNIFICANCE EVALUATION	46
5.1 Life Science Building (1967)	46
5.2 “Ecology” Mural (1975)	59
5.3 Physical Science Building (1967)	65
6 IMPACTS ASSESSMENT	80
6.1 Standards of Significance	80
6.2 Impacts Analysis	80
6.3 Recommendations to Reduce Impacts	82
7 FINDINGS AND CONCLUSIONS	83
7.1 Summary of Findings	83
8 BIBLIOGRAPHY	85

APPENDICES

- A Preparer’s Qualifications
- B Confidential Records Search Results

C DPR forms

FIGURES

Figure 1. Project Location. 4

Figure 2. Map of Rancho Jurupa, 1854 (Land Case Map F-1247, UC Berkeley, Bancroft Library)..... 18

Figure 3. Downtown Riverside, 1875 (Avery E. Fields Photographs, UC Riverside, Special Collections and University Archives) 20

Figure 4. Riverside cityscape, intermingled with orange groves, circa 1908 (E. F. Mueller Postcard Collection, California State Library) 21

Figure 5. Military convoy from Riverside to Los Angeles, 1943 (Security Pacific National Bank Collection, Los Angeles Public Library)..... 22

Figure 6. Riverside Polytechnic High School over the arroyo, postcard, circa 1915 (Bill Wilkman 2020) 24

Figure 7. North elevation of the Quadrangle building, facing Terracina Drive (Library, Auditorium, and Memorial Entrance), circa 1932. (Security Pacific National Bank Collection, Los Angeles Public Library) 25

Figure 8. Outdoor stage, complete 1932. (RCCD 1989)..... 25

Figure 9. Shop building on Saunders Street, completed 1947. (RCCD 1989)..... 27

Figure 10. Survey of Existing Structures at City College, with planned demolitions. (Ruhnau, Evans, Brown & Steinmann 1963)..... 28

Figure 11. Demolition of the Polytechnic High School buildings, 1965. (Steinberg Architects 2008) 29

Figure 12. Moreno Valley Campus (top) and Norco Campus of RCC open, 1991. (Viewpoints 1991) 30

Figure 13. Physical Science Building and planetarium under construction, 1967. (Press-Enterprise clippings 1967b) 32

Figure 14. Newly completed Biological (Life) Science Building. (Press-Enterprise clippings 1968b) 33

Figure 15. Site Map. 44

Figure 16. Life Science, Main (south) elevation, looking north (IMG_4487) 47

Figure 17. Life Science, East elevation, looking northwest (IMG_5425) 47

Figure 18. Life Science, portion of West elevation, looking east (IMG_5240) 48

Figure 19. Life Science, portion of West elevation, looking east (IMG_5218) 48

Figure 20. Life Science, North Elevation, looking southwest (IMG_5208) 49

Figure 21. Life Science, portion of North and East elevations, looking southwest (IMG_5207)..... 49

Figure 22. Life Science, portion of east elevation and cafeteria elevated walkway, looking northwest (IMG_5190) 50

Figure 23. Life Science, Detail, coffered ceiling under cantilevered walkway (IMG_4545) 50

Figure 24. Life Science, Detail, mural location (IMG_2157)..... 51

Figure 25. Life Science, Single door with sidelights detail (IMG_5186) 52

Figure 26. Life Science, Detail, double door detail (IMG_5203) 53

Figure 27. Life Science Building, Detail, paired window (IMG_5221)..... 54

Figure 28. Detail, mural location on south elevation of Life Science Building (IMG_2157)..... 59

Figure 29. Detail of Mural showing bridge, stair and cantilevered walkway looking east (IMG_5230)..... 60

Figure 30. “Ecology” mural detail, with date and signature (IMG_5183) 61

Figure 31. Life Science, panorama view of mural, main elevation (IMG_2165) 61

Figure 32. Physical Science Building, main (east) elevation, looking northwest (IMG_4488) 66

Figure 33. Physical Science Building, portion of South elevation, detail of ramp and stair looking north (IMG_4500) 67

Figure 34. Physical Science Building, first floor of South elevation, looking west (IMG_4503) 67

Figure 35. Physical Science Building, South and West elevation, looking northeast (IMG_4509) 68

Figure 36. Physical Science Building, detail, stairs on West elevation (IMG_4518) 68

Figure 37. Physical Science Building, North elevation with clocktower at left, portables in front, looking southwest (IMG_5251) 69

Figure 38. Physical Science Building, portion of North elevation, clocktower behind, looking southeast (IMG_4528) 69

Figure 39. Physical Science Building, East Elevation lower level walkway, looking south (IMG_4564) 70

Figure 40. Physical Science Building, East elevation, looking southwest (IMG_4570) 70

Figure 41. Physical Science Building, East elevation, looking southwest (IMG_5262) 71

Figure 42. Physical Science Building, detail, typical classroom door (IMG_4532) 71

Figure 43. Physical Science Building, detail, coffered ceiling, looking south (IMG_4560) 72

Figure 44. Physical Science Building, detail, atypical door flush with wall (IMG_4590) 73

TABLES

Table 1. Historical Aerial Photograph Review of Project Footprint 15

Executive Summary

Dudek was retained by the Riverside Community College District to complete a cultural resources technical report for the Life Science/Physical Science Reconstruction Project (Project) in the City of Riverside, California. This report includes the results of a California Historical Resources Information System (CHRIS) records search; a pedestrian survey of the Project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the Project site; and recordation and evaluation of two (2) educational/institutional properties and one (1) mural over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources and all applicable local guidelines and regulations.

On August 27, 2020, Dudek requested a CHRIS records search of the Project site and a one-half (0.5)-mile search radius at the Eastern Information Center (EIC), which houses cultural resources records for Riverside County. This search included mapped prehistoric and historic archaeological resources as well as historic built-environment resources; Department of Parks and Recreation (DPR) site records; technical reports; archival resources; and ethnographic references. Due to extensive delays in records search request turn-around times as a result of the COVID-19 pandemic, the results from the EIC are still pending.

One historical resource, the “Ecology” mural, was identified within the Project site as a result of the extensive archival research, field survey, and property significance evaluations. The “Ecology” mural is recommended eligible under NRHP Criterion C, CRHR Criterion 3 and City of Riverside Landmark Criteria 1 and 5 for possessing high artistic value and being the work of a locally important artist, Dr. Samuel D. Huang, for the City of Riverside. Despite the fact that the mural is painted on the Life Science Building, only the mural is considered a historical resource for the purposes of CEQA. Because the Project proposes protection of the mural during all demolition and construction activities, the proposed Project would have a less than significant impact on the mural with implementation of the recommendations provided in Section 6.3.

In addition, the Physical Science and Life Science Buildings are recommended not eligible for NRHP, CRHR, or City of Riverside landmark or structure of merit designation due to a lack of significant historical associations and architectural merit. Therefore, the Physical Science and Life Science Buildings are not considered historical resources for the purposes of CEQA.

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1 Introduction

Dudek was retained by the Riverside Community College District (RCCD) to complete a cultural resources technical report for the Life Science/Physical Science Reconstruction Project (Project) in the City of Riverside, California. This report includes the results of a California Historical Resources Information System (CHRIS) records search; building development and archival research; a pedestrian survey of the Project site by a qualified architectural historian; development of an appropriate historic context for the Project site; and recordation and evaluation of two (2) education buildings and one (1) mural over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Riverside designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

1.1 Project Location and Description

Project Location

The proposed Project site is located on the RCCD Riverside campus, in the City of Riverside (City) within the County of Riverside, immediately southwest of downtown Riverside. The RCCD Riverside Campus is bound by Prospect Avenue and 15th Street to the northeast, Olivewood Avenue to the southeast, and Magnolia Avenue to the northwest. The Project site is located in the central part of campus surrounded by the Wheelock Gymnasium, Wheelock field, the Aquatics Complex, Graphics and Printing Center, and Terracina Drive. The two buildings and mural within the Project site are part of the “uphill” part of campus on the northeastern edge of a steep hillside and are depicted in their relative location on the campus in Figure 1, Project Location.

Project Description

The proposed Life Science/Physical Science Reconstruction Project (Project) proposes to reconstruct the connected Physical Science and Life Science buildings into an interdisciplinary complex that can accommodate program growth in many different disciplines. The project will provide 34,055 assignable square foot (ASF) for instructional and support services within a 57,280 gross square footage building. Also proposed is a small 2,400 sf addition to include some collaboration spaces centrally located between the existing buildings. The existing buildings are concrete block walls with concrete floor structure. The project includes a mandatory seismic upgrade of the existing building per California administrative code requirement. The project also includes a complete interior upgrade.

The existing historic mural is applied directly to the exterior side of the existing concrete block wall at Level 1 under the exterior Level 2 balcony above on the south side of the Life Science wing. The Level 2 balcony floor above the mural is to be demolished to construct a new addition floor. The mural will be encased in a plywood and wood framed box to protect it in place during demolition of the existing balcony floor and construction of the new addition floor above.

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1.2 Project Personnel

The report, research, and property significance evaluations were prepared by Dudek Architectural Historian Kate Kaiser, MSHP, and Senior Architectural Historian Sarah Corder, MFA. Dudek Architectural Historian Kate Kaiser, MSHP also completed the fieldwork for the project. Dudek Archaeologist Linda Kry, BA requested the CHRIS records search (results pending). This report was reviewed for quality assurance/quality control by Dudek Principal Architectural Historian Samantha Murray, MA. Resumes for all key personnel are provided in Appendix A.

1.3 Regulatory Setting

Federal

National Register of Historic Places

While there is no federal nexus for this Project, the subject property was evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be

completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration to be considered for listing).

State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”

- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

Local

City of Riverside Chapter 20.50

The City of Riverside’s Cultural Resources Ordinance is codified in Title 20 of the Municipal Code. The ordinance establishes the criteria and process for designating potential cultural resources (historic resources) as landmarks, structures of merit, or historic districts. Criteria for designation is outlined below (Ord. 7531 §16, 2020; Ord. 7248 §5, 2014; Ord. 7206 §24, 2013; Ord. 7108 §1, 2010).

Landmark Criteria

For the City of Riverside, “Landmark” means any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

Structure of Merit Criteria

City of Riverside defines a "Structure of Merit" as any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A cultural resource that could be eligible under landmark criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the landmark criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains sufficient integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

Historic District Criteria

City of Riverside defines a “Historic District” as an area which contains:

1. A concentration, linkage, or continuity of cultural resources, where at least 50 percent of the structures or elements retain significant historic integrity, (a "geographic Historic District"); or
2. A thematically-related grouping of cultural resources which contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a Historic District by the Historic Preservation Officer or Qualified Designee, Board, or City Council or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a "thematic Historic District").

In addition to either A. or B. above, the area also:

3. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
4. Is identified with persons or events significant in local, State, or national history;
5. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
6. Represents the work of notable builders, designers, or architects;
7. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
9. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
10. Has yielded or may be likely to yield, information important in history or prehistory.

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2 Background Research

2.1 CHRIS Records Search

On August 27, 2020, Dudek requested a CHRIS records search of the Project site and a one-half (0.5)-mile search radius at the Eastern Information Center (EIC), which houses cultural resources records for Riverside County. This search included mapped prehistoric and historic archaeological resources as well as historic built-environment resources; Department of Parks and Recreation (DPR) site records; technical reports; archival resources; and ethnographic references. Due to extensive delays in records search request turn-around times as a result of the COVID-19 pandemic, the results from the EIC are still pending.

2.2 Relevant Previous Studies

City of Riverside Modernism Context Statement (Grimes and Chiang 2009)

In November 2009, Teresa Grimes and Christina Chiang of Christopher A. Joseph & Associates published a Modernism Context Statement for the City of Riverside, examining properties built between 1935 and 1969, conducting oral interviews with architects, and developing a study list of approximately 150 buildings and housing tracts for future use. While the Life Science Building and Physical Science Buildings were not examined for the study, two other buildings at the Riverside City College were identified: the Cosmetology Building and the Cutter Pool Park, both designed by Herman Ruhnau in 1957 before he created the 1963 master plan for the college. Cutter Pool House (1957) was recommended eligible for the CRHR and as a local Riverside Landmark for being an excellent example of a Googie and International-style building, with its iconic, translucent, folded plate roof. A DPR form was included with the report for Cutter Pool House. The Cosmetology Building (1957), was also listed as a potentially eligible work at the campus by Ruhnau, and was a Mid-Century Modern octagonal plan building with textured stacked brick..

City of Riverside Citywide Modernism Intensive Survey (HRG 2013)

In 2013, Historic Resources Group (HRG), studied built environment within the City of Riverside constructed between 1935 and 1975, using the 2009 *Modernism Historic Context's* study list as a guide. The purpose of the survey was to identify “properties constructed during the period that appear eligible for individual designation as landmarks or structures of merit, as well as geographically-definable areas that appear eligible for designation as historic districts” (HRG 2013: 5). This report identified multiple architects who designed the Life and Physical Science Buildings and provided a basis for the evaluation of their work, however, according to the report, “Riverside Community College is currently undergoing evaluation as part of a separate process, so that campus was also excluded from this study” (HRG 2013: 12). Most importantly, HRG’s 2013 report combined Modern Architectural Resources in Riverside into a multiple property listing. In this listing, Cutter Pool House and the Cosmetology are the only buildings listed for Riverside City College.

City of Riverside Chinese Americans in Riverside: Historic Context Statement (Sagara 2016)

In September 2016, M. Rosalind Sagara published a historic context statement for the City of Riverside focused on the Chinese American community in Riverside between the years 1868 and 1975. The report introduced multiple themes and evaluation criteria, as well as identified eligible properties, listed applicable existing properties that have already been landmarked by the City of Riverside, and created a future study list. The 1975 “Ecology” mural by Dr. Samuel D. Huang is listed in a table in this historic context as one of the three “eligible properties identified as part of this survey” for resources identified with Chinese Americans in Riverside between 1868 and 1975, however there was no accompanying DPR form. The report also describes Dr. Huang’s role as an artist and fixture in the Chinese American community in Riverside and indicated that he was an important figure in the recent past.

2.3 Building Development and Archival Research

Building development and archival research were conducted for the Project site in an effort to establish a thorough and accurate historic context for the property significance evaluations, and to confirm the building development history of the Project site.

Riverside City College Library

On September 9, 2020, Dudek visited the Salvator G. Rotella Digital Library on the Riverside campus which keeps college history, yearbooks, student newspapers, accreditation reports, college planning documents, student handbooks, and course catalogs in reserve. A Special Collections request was also made for September 9, 2020, however, these materials were not available at the time of Dudek’s visit and librarian Linda Sing shared that the requested material would not be relevant for this report. All information obtained from the Riverside Community College Library was incorporated into the historic context.

Los Angeles Public Library

Dudek utilized historic newspapers, photographs, and Sanborn maps hosted digitally by the Los Angeles Public Library. All information obtained from the Los Angeles Public Library was incorporated into the historic context.

University of Riverside Digital Library

Dudek utilized historic newspapers from the California Digital Newspaper Collection, hosted by University of California Riverside, as well as historical photographs of the City of Riverside hosted digitally by the University of California Riverside Library. All information obtained from the University of California Riverside was incorporated into the historic context.

Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps for the years 1884, 1885, 1887, 1888, 1891, 1897, 1908, 1945, and 1952 (revised) were reviewed for this Project. Riverside Community College District’s Riverside Campus appears on both the 1945 and 1952 Sanborn maps, however the two subject property buildings are not yet constructed by 1952 and do not appear (Sanborn 1945, 1952).

Historical Aerial Photographs

A review of historical aerial photographs was conducted as part of the archival research effort from the following years: 1931, 1938, 1948, 1954, 1959, 1962, 1963, 1967, 1976, 1977, 1980, 1989, 1994, 2002, 2004, 2005, 2009, 2010, 2012, 2014, and 2016. Table 1 discusses the development of the areas surrounding the site (NETR 2020; UCSB 2020).

Table 1. Historical Aerial Photograph Review of Project Footprint

Historical Aerial Photographs of the Project Footprint and Surrounding Area	
<i>Photograph Year</i>	<i>Observations and Findings</i>
1931	The partially-completed Riverside City College Quadrangle, four buildings of the Polytechnic High School, gymnasium, and oval track are visible. While the high school and athletics are on a large property, separated from its surroundings by topography and vegetation, the Quadrangle building is surrounded on three sides by a residential neighborhood. Small orange groves are visible throughout the area, even to the north in the downtown Riverside area. East of the campus, the Upper Canal and Union Pacific Railroad tracks are visible near where State Highway 91 is located today
1938	One additional building has been added to the west side of the Quadrangle building. One new shop building has been added just southwest of the Polytechnic High School.
1948	One additional shop building has been added southwest of the Polytechnic High School.
1954	The Cesar Chavez Information Services Building, Music Building, Women’s Gymnasium and Administration Building south of the Quadrangle appear in the photograph, and land has been cleared for the Landis Auditorium.
1959	The Cosmetology building, Cutter Pool Park, more athletics buildings, one new shop building, and several small square portable buildings have been added in the Tequesquite Arroyo. Landis Auditorium has been added and the Quadrangle appears to have been fully enclosed on all four sides in this photograph
1962	No discernable changes.
1963	A large new parking lot has been added in the southeast portion of the campus, in the Arroyo
1967	Three buildings representing the Polytechnic High School have been demolished. Two buildings, the Life Science and Physical Science Buildings appear to be under construction. The residential neighborhood west of the Quadrangle building and east of Magnolia Avenue appears to have been demolished and several small buildings and one large parking lot has replaced it.
1976	The Life Science, Physical Science, Martin Luther King Library, and Student Center complex appears complete. The Ceramics and Art Buildings have been added below Terracina Drive and above the sports fields. The Business Administration School appears to be under construction. The remaining small buildings west of the Quadrangle building and east of Magnolia Avenue appear to have been demolished and replaced with a larger parking lot. The residential neighborhood west of the Administrative Building south of the Quadrangle appears to have been demolished and replaced with a parking lot.
1977	The Business Administration School and Automotive Technology Building appear completed. Some of the empty fields in the northwest part of campus have been converted to tennis courts and baseball fields.
1980	No discernable changes.

Table 1. Historical Aerial Photograph Review of Project Footprint

Historical Aerial Photographs of the Project Footprint and Surrounding Area	
1989	No discernable changes.
1994	No discernable changes.
2002	The Digital Library and Learning Resource Center appears to be under construction, just west of the Quadrangle building.
2004	The Library appears completed. New tennis Courts appear near the Women’s Gymnasium
2005	Tennis Courts north of the Library Building appear to have been demolished and land graded.
2009	A new parking garage has been erected north of the Library Building
2010	The area southwest of the Library has been demolished and graded
2012	The new Math and Sciences Building and School of Nursing appear southwest of the Library along with a landscaped courtyard
2014	No discernable changes.
2016	The Administration Building South of the Quadrangle Building appears to have been demolished. The New Kane Student Services and Administration Building appears south of the new Math and Sciences Building along Magnolia Avenue.

3 Historic Setting

3.1 Historic Period Overview

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1848), and American Period (1846–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period

Spanish explorers made sailing expeditions along the coast of southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno’s crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 2001).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California’s Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823. Included in the 21 missions is the Mission San Luis Rey de Francia at the Luiseño village of Temecula. In 1819, the Mission granted land to Leandro Serrano, the highest locally appointed official (or “*mayordomo*”) of San Antonio de Pala Asistencia, for the Mission of San Luis Rey for Rancho Temescal. From around 1819 until his death in 1852, Serrano built and occupied three separate adobe residences in the county. In 1828, Leandro was elected as the *mayordomo* of Mission San Juan Capistrano. Serrano’s family resided in the third adobe residence until around 1898 (Bancroft 1885; Gumprecht 2001; Elderbee 1918).

Mexican Period

In the early 1820s, Spain’s grip on its expansive subjugated territories began to unravel, which greatly affected the political and national identity of the Southern California territory. Mexico established its independence from Spain in 1821, secured California as a Mexican territory in 1822, and became a federal republic in 1824. After the Mexican independence and the 1833 confiscation of former Mission lands, Juan B. Alvarado became governor of

the territory. In 1836, Alvarado began the process of subdividing the County of Riverside into large ranchos: Rancho Jurupa in 1838; El Rincon in 1839; Rancho San Jacinto Viejo in 1842; Rancho San Jacinto y San Gorgonio in 1843; Ranchos La Laguna, Pauba, and Temecula in 1844; Ranchos Little Temecula and Potreritos de San Juan Capistrano in 1845; and Ranchos San Jacinto Sobrante, La Sierra (Sepulveda), La Sierra (Yorba), Santa Rosa, and San Jacinto Nuevo y Potrero in 1846. While these ranchos were established in documentation, the cultural and commercial developments of the Ranchos were punctuated and generally slow with little oversight or assistance from the government in Mexico. In September 1838, Governor Alvarado granted “7 leagues” or 31,000 acres to be called Rancho Jurupa to a Peruvian and Mexican War of Independence veteran, Don Juan Bandini (Figure 2) (Brown and Boyd 1922; Fitch 1993; Stonehouse 1965; Vickery 2007).



Figure 2. Map of Rancho Jurupa, 1854 (Land Case Map F-1247, UC Berkeley, Bancroft Library)

In 1843, La Placita de los Trujillos, or “San Salvador” (also known as “Spanish Town”), was established north of present-day downtown Riverside and has been since recognized as one of the first non-native settlements in the area (Brown and Boyd 1922). A group of *genízaro* colonists from Abiquiú, New Mexico, arrived in the area in the early 1840s (Nostrand 1996). *Genízaro* is a term used by the Spanish to describe one of the racial castes of displaced Native Americans, usually Plains Indians, sold by other tribes into bonded slavery, and typically worked off their bond in 10–20 years. Lorenzo Trujillo, the leader of the *genízaro* colonists, led 10 of the colonist families from New Mexico to Jurupa Valley via the Old Spanish Trail. Don Juan Bandini donated a portion of Rancho Jurupa to them on the condition that they would assist in protecting his livestock from raiding Native American bands. This amounted to 2,000 acres on the “Bandini Donation” on the southeast bank of the Santa Ana River and formed the village of La Placita de los Trujillos. In 1852, the same year that Leandro Serrano died, the Los Angeles County Board of Supervisors established a town called “San Salvador” encompassing a number of small, growing communities in the area initially known as “La Placita” (Elderbee 1918; Vickery 2007).

American Period

The Mexican-American War from 1846 to 1848 ended with Mexico ceding the Alta California lands to the United States, and the establishment of land ownership via court orders and surveys soon followed. The Treaty of Guadalupe Hidalgo, which ceded 525,000 square miles to the United States, established a peace while also preserving the rancho land grants. Bandini's Jurupa Rancho was preserved in its entirety, as was the Bandini Donation and San Salvador. San Salvador was mainly a community of agriculture and animal husbandry until the Great Flood of 1862, which destroyed most of the established town when the Santa Ana River broke banks in February 1862. Though the San Salvatorans began rebuilding right away, the flood damaged and changed the Santa Ana River course, cutting off their access to water. As a result, rebuilding effort concentrated to the southeast of the Santa Ana River on the higher ground below the La Loma Hills. Abel Stearns, a Los Angeles-based developer, who acquired Don Juan Bandini's lands in 1859, began to seek legal means to evict the San Salvatorans from the Bandini Donation. Stearns brought an eviction suit in 1869, but this was overturned and the land remained in San Salvatoran settler possession (Vickery 2007; Howell-Ardila 2018).

However, in the rest of the Jurupa Valley, issues concerning the land rights immediately ensued with results that often largely favored newly introduced American interests. In the 1860s and 1870s there were several Riverside County and San Bernardino County colonies and association-style settlements established to generate new communities. A heavy influx of new immigrants from not only across the United States but international travelers, many from Asia and Latin America, changed the dynamics of the local populations. Population growth was further facilitated by the establishment of the Temescal Station of the Butterfield Overland Mail Route in 1857. Two such colonies appeared east and south of San Salvador: the Slover Mountain Colony Association (now, Colton) formed in 1873, and the Southern California Colony Association (now, downtown Riverside) formed in 1870. It was the large commercial market for orchard fruits, particularly the Washington Navel Orange, which would come to dominate the economic growth of the region. Water rights and irrigation channeling began to take water away from and further upriver from the San Salvatoran irrigation canals. Ensuing water rights battles would play out in court until the twentieth century (Elderbee 1918; Hale 1888; Starr 2007; Vickery 2007).

City of Riverside Historical Overview

In March of 1870, John Wesley North issued a circular entitled "A Colony for California" to promote the idea of founding an agriculture-based colony in California (Figure 3). Prospective investors met in Chicago on May 18, 1870 and the interest expressed led to formation of the Southern California Colony Association. This success prompted North to head to Los Angeles. North arrived on May 26, 1870, initially intending to settle the colony near Los Angeles. However, the association directors decided on the Jurupa Rancho along the banks of the Santa Ana River, purchasing it from the California Silk Association in August 1870. By the end of the year, Riverside was surveyed and platted with 10-acre parcels and a 1-square-mile townsite. North then took up residence on site for the purpose of surveying and developing the colony. He envisioned small-scale farmers growing fruits appropriate to paradise: oranges, lemons, figs, walnuts, olives, almonds, grapes, sweet potatoes, sorghum, and sugar beets. The community was originally called "Yurupa" but the name was changed to "Riverside" in December of 1870. The town grew quickly after 1870, reaching over 1,000 residents in its first decade. Between 1880 and 1890, the City's population grew from approximately 1,350 to 4,600 residents, and grew from its original 1-square-mile town center to nearly 56 square miles by 1883. In 1883, the City of Riverside incorporated (Grimes and Chiang 2009; Howell-Ardila 2018; Stonehouse 1965; Patterson 1971).



Figure 3. Downtown Riverside, 1875 (Avery E. Fields Photographs, UC Riverside, Special Collections and University Archives)

The citrus industry increased dramatically during the 1880s, with promotion of the area shifting to focus on the potential profitability of agriculture. Of particular note was the introduction of the navel orange to the budding California citrus industry. Two navel orange trees from Brazil's Bahia Province were gifted to Eliza Tibbets by William Saunders, horticulturalist at the U.S. Department of Agriculture. Eliza and her husband, Luther, brought the trees to the Riverside colony and planted them in 1873. These parent trees produced sweet-tasting seedless fruits, sparking the interest of local farmers and becoming so popular that the fruits from these trees eventually became known as "Riverside Navel." The fruit's popularity helped establish Riverside as a national leader in cultivating oranges and within Riverside created a new economic class: the "orchard aristocrats" (Howell-Ardila 2018: 23) One of the two original parent Washington navel orange trees is still extant, growing near the intersection of Arlington and Magnolia Avenue, and is "mother to millions of navel orange trees the world over"; the tree is designated as California Historical Landmark No. 20 (Caltrans 2007; Howell-Ardila 2018; Hurt 2014).

North originally intended that the colony would build, own, and operate its own irrigation system, but the desert mesa location made such a venture prohibitively expensive. Thus, the Southern California Company Association joined forces with the Silk Center Association to develop the irrigation project. After completing a canal survey, work began in October 1870 to construct the Upper Riverside Canal. This was in direct conflict with the water rights of farmers and ranchers in San Salvador, renamed by white Riverside settlers as “Spanishtown.” Shortly after, a second canal was constructed by 1878 the Riverside Canal Company was formed, only to be superseded by the Riverside Water Company in 1886. Further growth in the region led to construction of a third major canal, called the “Gage Canal,” built by 1888. Development of a stable water supply bolstered the booming citrus industry in Riverside. By 1895, around 20,000 acres of navel orange groves had been planted, and the citrus industry became the primary economic influence for the region well into the turn of the century. This rapid growth of such a vibrant citrus industry led to Riverside becoming the wealthiest city per capita in the United States by 1895 (Figure 4). The growing citrus industry was in turn stimulated by another major factor that would strongly influence the cultural development of Riverside: the advent of the railroad in Southern California (Bailey 1961; Brown 1985; Guinn 1907; Howell-Ardila 2018; Stonehouse 1965; Vickery 2007).



Figure 4. Riverside cityscape, intermingled with orange groves, circa 1908 (E. F. Mueller Postcard Collection, California State Library)

The initial rail line developed in the region around 1882 was the California Southern Railroad, which then connected with the Atchison, Topeka and Santa Fe (ATSF) transcontinental line in 1885. In 1887, C.W. Smith and Fred Perris of the California Southern Railroad and J.A. Green incorporated the Valley Railway as a regional line for Riverside. The San Jacinto Valley Railroad was constructed the next year, in 1888; it traveled southeast from Perris, then east across the valley to San Jacinto. With the combination of rail transportation, the packing industry, and cold storage facilities, Riverside was able to yield over one-half million boxes of oranges by 1890 (George and Hamilton 2009; Patterson 1971).

At the end of the nineteenth century, counties were established, and the area today known as Riverside County was divided between Los Angeles County and San Diego County. In 1853, the eastern part of Los Angeles County was used to create San Bernardino County. Between 1891 and 1893, several proposals and legislative attempts were

put forth to form new counties in Southern California. These proposals included one for a Pomona County and one for a San Jacinto County; however, no proposals were adopted to create Riverside County until the California Board of Commissioners filed the final canvass of the votes, and the measure was signed by Governor Henry H. Markham on March 11, 1893 (Brown and Boyd 1922).

In 1917, the U.S. War Department began building up its strength in anticipation of involvement in World War I and announced plans for several new military bases. A group of local Riverside business owners and investors received approval to construct the Alessandro Flying Training Field, which opened on March 1, 1918. March Field served as a base for primary flight training courses. While initial demobilization began after World War I, March Field remained an active Army Air Service station, and then as a U.S. Army Air Corps installation throughout the interwar period. However, with the United States' entrance in World War II, March Field quickly became a major training installation of the U.S. Army Air Forces for the Pacific Theater (Figure 5). Following the end of World War II in 1945 and the establishment of the U.S. Air Force in 1947, March Field was renamed March Air Force Base (Grimes and Chiang 2009; Patterson 1971).



Figure 5. Military convoy from Riverside to Los Angeles, 1943 (Security Pacific National Bank Collection, Los Angeles Public Library)

After World War II, Riverside diversified its economy, developing a significant manufacturing sector. Largely light industry, the manufacturing sector generated a range of products, including aircraft components, automotive parts, gas cylinders, electronic equipment, food products, and medical devices. As the county seat and largest city in the region, Riverside also houses numerous legal, accounting, brokerage, architectural, engineering, and technology firms, as well as banking institutions. In 1953, the *Press Enterprise* reported that Riverside was 14th among the fastest growing cities in the western United States. The City of Riverside, which had not expanded since its original limits were established in 1883, began annexing new areas to the city in 1954 (Grimes and Chiang 2009).

In 1947, a group of citrus growers and Riverside community organizers lobbied the University of California (UC) Regents to establish a liberal arts college at the UC Citrus Experimentation Station. As a result, University of

California Riverside campus opened in 1954 and was added to the UC system in 1959. The neighborhood surrounding UC Riverside was annexed just a few years later in 1961.

New highway development also marked the post-war years. Prior to World War II, U.S. Route 395 and State Routes (SR-) 60 and 18 were the only highways through Riverside. In 1957, U.S. 395 was part of an interstate improvement project and became Interstate 215, and the Riverside Freeway (CA Route 91) was added in 1961 connecting Riverside and Gardena. The Pomona Freeway (CA Route 60) was also improved into a four-to-six lane highway, also opening in 1961. Riverside's interconnectivity of both rail and highway, coupled with inexpensive real estate, also attracted more manufacturing industries to Riverside after World War II. Examples of such post-war industries were the Loma Linda Food Company, Food Machinery Corporation, Hunter-Douglas Corporation, Rohr Aircraft Company, Bourns Incorporated, and Lily-Tulip Cup Corporation. These included electronic and aerospace industries as well as industrial agribusiness and food shipping (Grimes and Chiang 2009).

In recent years, Riverside has given much attention to diversifying its economy beyond the citrus industry, creating a sustainable community encompassing an area of nearly 7,200 square miles and boasting a population of 1.3 million people (2010 Census). Despite changes in the regional economic focus and the general shifts in social movements in California over the last decade, Riverside has consistently been one of the, if not the, fastest growing areas in the country (Grimes and Chiang 2009).

3.2 Riverside Community College District – Riverside Campus History

Early Years (1916-1945)

At Riverside, there were a fair number of high school graduates who were well-to-do enough to pay for university-level education, but lacked the will for traveling to California's formal public and private universities, which were concentrated in coastal cities. This need dovetailed with the idea of bifurcated college educations, which separated the first and last two years of a four-year college education. The idea of a junior college was a novel idea at the beginning of the twentieth century, and the product of some enabling legislation and funding from the Progressive Era. In 1907, the Thompson Act enabled high schools to offer courses for graduates that would prepare them for the first two years of college. In 1917, the Ballard Act allowed high school districts to set up junior college programs. In 1921 the Hughes Act and the Harris Act provided, respectively, college district organization and funding for junior colleges (RCCD 1989, 2001).

In 1916, the Riverside School Board voted to establish one of the earliest established junior colleges in the state of California, preceded by Fresno in 1907, Santa Barbara in 1908, Bakersfield and Fullerton in 1913, San Diego in 1914, Citrus and Santa Ana in 1915. The Riverside Junior College opened for the 1916-1917 school year at the Riverside Polytechnic High School campus (established 1912) and initially offered coursework in several categories: science, vocational, agricultural, business, social sciences, and foreign languages, with 22 classes, 14 instructors, and 114 enrolled students (Figure 6) (RCCD 1989, 2001; RDP 1916).



Figure 6. Riverside Polytechnic High School over the arroyo, postcard, circa 1915 (Bill Wilkman 2020)

In the earliest years (1916-1920) the Riverside Junior College was operated by Riverside Polytechnic High School's principals, Hugh Law, and then Donald P. McAlpine, while sharing the High School's buildings and campus. In 1920, the Riverside Board of Education appointed Arthur G. Paul, who served as college president from 1920 to 1950. By 1920, the need for space at the junior college led to calls for separate buildings (Tequesquite, "Our New Buildings" 1920 in RCCD 1989: 30).

A few junior college classes that ran longer than the high school's 55 minute classes were offered at the Matthew Gage House, just across Terracina Drive from the high school. However the need for formal, separate classroom space was still keenly felt. After a bond issue in 1922 approved funding, the Riverside Board of Education purchased lots south of Terracina Drive in February 1923. Later that year, the first two buildings of the Junior College were designed by G. Stanley Wilson and constructed in 1924 southwest of the Polytechnic High School on Terracina Drive, fronting Fairfax Avenue and Riverside Avenue. These were the Science Building and Library, the first two buildings of the Riverside City College Quadrangle building. The Quadrangle building was added on in pieces. In 1927 the South Wing was added, formally enclosing a grass lawn, followed by the Auditorium in 1928 and an expansion of the auditorium in 1932 (Figure 7). Also in 1928, the Wheelock Gymnasium was added north and downhill of the Riverside City College Quadrangle, in the Tequesquite Arroyo. The Quadrangle building as well as the gymnasium and sports complex in the Arroyo formed the heart of the future RCCD campus (RCCD 1989).



Figure 7. North elevation of the Quadrangle building, facing Terracina Drive (Library, Auditorium, and Memorial Entrance), circa 1932. (Security Pacific National Bank Collection, Los Angeles Public Library)

Despite the national economic downturn of the Great Depression starting in 1929-1930, Riverside Junior College continued to make small expansions to their sports track and Quadrangle building. In 1930 they added a track, bleachers, and dressing facilities, and in 1931 prepared to finish G. Stanley Wilson's original architectural plan for the Quadrangle building. The additions as well as a new outdoor theater were realized in 1932 (Figure 8). In 1935, two new shop buildings were built downhill in the Tequesquite Arroyo (RCCD 1989).



Figure 8. Outdoor stage, complete 1932. (RCCD 1989)

Student enrollment also continued to grow, from approximately 400 students in 1929-1930 to over 500 in 1931-1932. No other major construction would take place until after the Great Depression, however Riverside Junior College and the City of Riverside were somewhat insulated from the national depression. Federal aid programs helped stabilize the college's funding and enrollment remained consistent, as the school allowed local students to remain close to home. Other federal and state programs, such as the New Deal's Federal Emergency Relief Administration (FERA) and state-level State Emergency Relief Administration (SERA) programs, allowed Riverside Junior College to employ 47 student as employees at the college in 1933 and 70 students in 1934, ranging from custodial to administrative tasks. After backlash against FERA-SERA programs, in 1935 and onward the Works Progress Administration (WPA) employed students for on-campus construction projects using the Emergency Relief Appropriation Act (ERA) funds. Some less popular programs, such as the Cooperative Nursing Program, a work-study, was dropped altogether from the curriculum in 1937. The United States entrance into World War II in 1941 put a permanent end to all growth at the Riverside Junior College. Enrollment dropped for the first time in 24 years, and students and faculty alike were drafted. By 1942, enrolment had dropped from 700 students to 170, mostly women enrollees. No growth came until the end of the war effort in 1946 (RCCD 1989).

Post-War Years and Mid-Century Development (1945-1978)

At the end of World War II enrollment at Riverside Junior College abruptly jumped to over 900 students, due in large part to the G.I. Bill. Both faculty and administrative staff positions expanded practically overnight to accommodate new enrollees. There were brief talks of converting Riverside Community College from a 2 to 4 year institution, but this was later settled by the establishment of the four-year University of California Riverside to the east in 1954. Just a year after the conclusion of World War II, in 1946, the Riverside Board of Education hired Ralph C. Flewelling, a Los Angeles-based architect, to draw up a joint master plan outlining the development of the college and Polytechnic High School. Flewelling's recommendations grossly undershot the increase in enrollment, but his other suggestions were undertaken: completion of the Quadrangle, expansion of the library, construction of a building for administrative staff, increase in gymnasium facilities, music facilities, and shop facilities. The plan was presented to the Board of Education in October 1946, but not immediately accepted until concessions to resolve student parking were added (RCCD 1989, 2001).

In 1947, the campus building program again began to expand as a Machine Shop Building and an Aeronautics Building were added in 1947 (Figure 9), confirming the college's commitment to their trades and vocational programming and adding programs for aeronautics, electricity, welding, radio, and cosmetology by 1950. Oddly, remedial mathematics, reading, and English courses also grew disproportionately to accommodate returning veterans (RCCD 1989, 2001).



Figure 9. Shop building on Saunders Street, completed 1947. (RCCD 1989)

The end of World War II also signaled a larger administrative change, the retirement of A.G. Paul and ascendance of Orland W. Noble to college president. In 1953, with Noble in charge, Riverside Junior College received accreditation for the first time by the Western College Association accreditation committee, a milestone in the College's history, which would occur every five years thereafter. Noble continued the building program more aggressively, beginning with the completion of the Quadrangle, completely enclosing the building on all four sides, in 1951. After, Noble advocated and received funding for an Administrative Building (now demolished) (1953), the Women's Gymnasium (1954), and the Landis Auditorium (1955). Enrollment continued to grow over the next decade, until it was 2,956 in 1962. Faculty also grew from 48 to 108 in this period, largely due to the recommendations of the 1953 and 1958 accreditation studies. As facilities and student body grew, a disparity between academic "top of the hill" classes at the Quadrangle and vocational "bottom of the hill" classes in the Arroyo began to grow (RCCD 1989, 2001).

Critically, leading up to 1960, even the construction of new college buildings and administrative facilities could not keep up with the growing needs of the college. Both the College and Riverside Polytechnic High Schools had exceeded capacities and were overcrowded. In 1956, the Board of Education hired Herman O. Ruhnau to design additions and modifications to the college to deal with overcrowding. These included the Cosmetology Building and the Cutter Park Pool, both complete by November 1958. The same year, school Superintendent Bruce Miller presented a "study for the expansion of Riverside City College," laying the groundwork for growth as well as a new name for the college. One outcome of this study was a recommendation by the Riverside Board of Education that Riverside City College take over the high school campus, and Polytechnic High School be moved to a larger location with more modern buildings. Though this recommendation became a bond issue that would be defeated in the 1959 election, the idea persisted and eventually Riverside City College did overtake the high school campus just a few short years after (RCCD 1989, 2001).

In 1960, California State Legislature passed the California Master Plan for Higher Education or Donahoe Act which defined roles of the University of California's, California State Universities, and junior colleges, and provided all with state financial support, specifically geared towards expanding building programs to accommodate more students. In 1961, Riverside City College received \$97,000 for their building program, which was used towards another planning study called the 1962 Farner Report. Dr. Frank Farner of the Claremont Colleges wrote a plan which persisted on the recommendation to absorb the high school campus, recommended \$3 million in funding to buy and raze the high school, and another \$3 million for a building program. In 1962 local elections approved

Proposition 1A, a \$6 million bond issue, as well as the separation of the Unified School District and the college district (RCCD 1964, 1989, 2001).

In 1963, Riverside City College ordered a final study, another Master Plan for the campus. The college rehired Herman O. Ruhnau's firm, now Ruhnau, Evans, Brown and Steinman to develop a master plan for the campus, showing how the Polytechnic High School property might be used, and making other recommendations, such as recommending parking, and closing the campus to vehicle traffic, compliant with the Donahoe Act. The report formally recommended not only that the high school vacate, but that the high school's 1912 buildings: the Classics, Science, and Applied Arts Buildings be razed and new buildings replace them (Figure 10) (RCCD 1989; Ruhnau, Evans, Brown & Steinmann 1963).

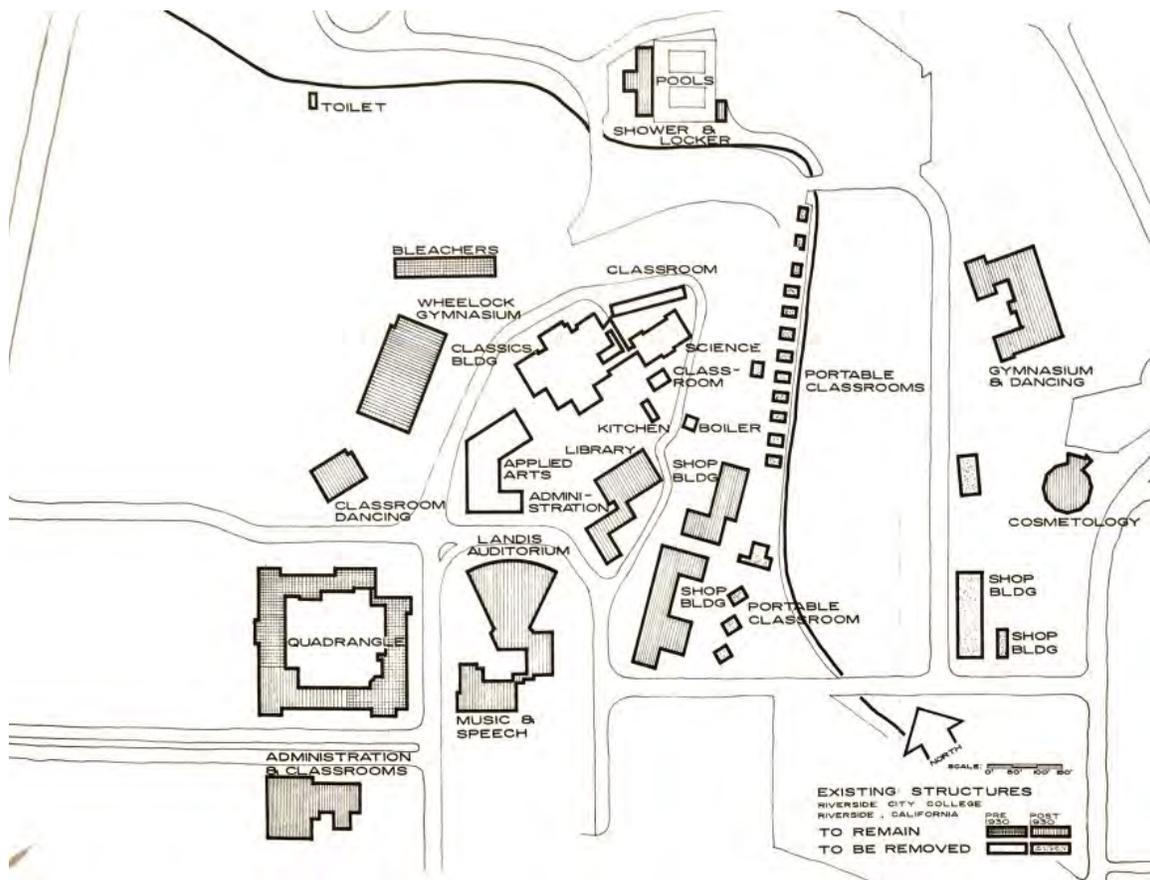


Figure 10. Survey of Existing Structures at City College, with planned demolitions. (Ruhnau, Evans, Brown & Steinmann 1963)

Near the end of 1963, Orland W. Noble the then-president of the school, suffered a heart attack and was replaced with Ralph Bradshaw. Also, in 1964, the Riverside City College split with the Riverside Board of Education and formed its own college district the Riverside City College District, and formed a Board of Trustees. Effectively separate now from the Riverside City School system, Bradshaw oversaw the razing of the Polytechnic High School buildings in July 1965 and embarked on an ambitious building program which would construct the Physical Science, Life Science, Student Center, and new Library building, as well as a small quadrangle, and the high school's location (Figure 11). Greater detail about this building program is outlined in the Subsection 3.5 of this report, however the

building program began in 1966 and was complete in 1971. Afterwards, with the largest planned campus expansion completed by 1971, smaller buildings were also added including the Fine Arts (1971) and Ceramic Arts (1972), both on the edge of the Arroyo near the athletic fields. This building program also occurred at the same time that social justice groups and student organizations, such as the United Mexican-American Student group (UMAS, later MECHA), Black Student Union (BSU), and the Associated Student Body (ASB), also began demonstrating against Bradshaw's campus changes as well as national and world issues. Aside from social unrest, there was also a brutal and unsolved murder at the campus in 1966 which added to the agitation and public opinion of the college. Bradshaw retired as president shortly after in 1972, as he had lost favor with the student body for the ambitious building program, increased student fees, and increased administration (RCCD 1989, 2001).



Figure 11. Demolition of the Polytechnic High School buildings, 1965. (Steinberg Architects 2008)

In 1972, Kenneth Harper took over the Superintendent/President position, and was the first non-Californian to hold the role. However, student demonstrations continued, especially in relation to protests and demonstrations around the Vietnam War. The social unrest was also coupled with budget cuts across the campus. This was in part to the lack of financial support from the state, which promised 45% budget support in the 1960 Donohoe Act, but could only provide around 30% support for Riverside City College. In 1974, the 5-year accreditation report came out criticizing the college for having too high administrative costs for too informal an administration. In 1974, Harper stood down and a new president, Foster Davidoff, took over (RCCD 1989, 2001).

This 1970s period was marked by few developments or expansions to the campus. In 1976, a Child Development Center was added to the campus expressly because of an accreditation report recommendation, as well as the Automotive Technology Shop Building. In 1977, notably, the Business Education Building was added to the portion

of campus south of Landis Auditorium. With the completion of the business center, all the buildings from the 1963 Ruhnau, Evans, Brown & Steinmann master plan had been completed (RCCD 1989, 2001).

Expansion to Other Campuses (1978-2000)

In 1978, Davidhoff left and was replaced as the College's president by Charles Kane. Kane's legacy at the college built up the college administration and created boards of planning and action committees for students, staff, faculty and administrators, alike. However in the same year Kane started, enrollment had reached over 16,000 and space once again became an issue at the campus. Kane responded not by expanding the existing Riverside campus, but by looking further abroad and acquiring land in Moreno Valley and Corona-Norco, which were having population booms in the suburban expansions of the late 1970s and 1980s. Kane began another expansion project which opened two satellite campuses in Norco and Moreno Valley, both of which opened in spring 1991 (Figure 12) (RCCD 2001; Viewpoints 1991).

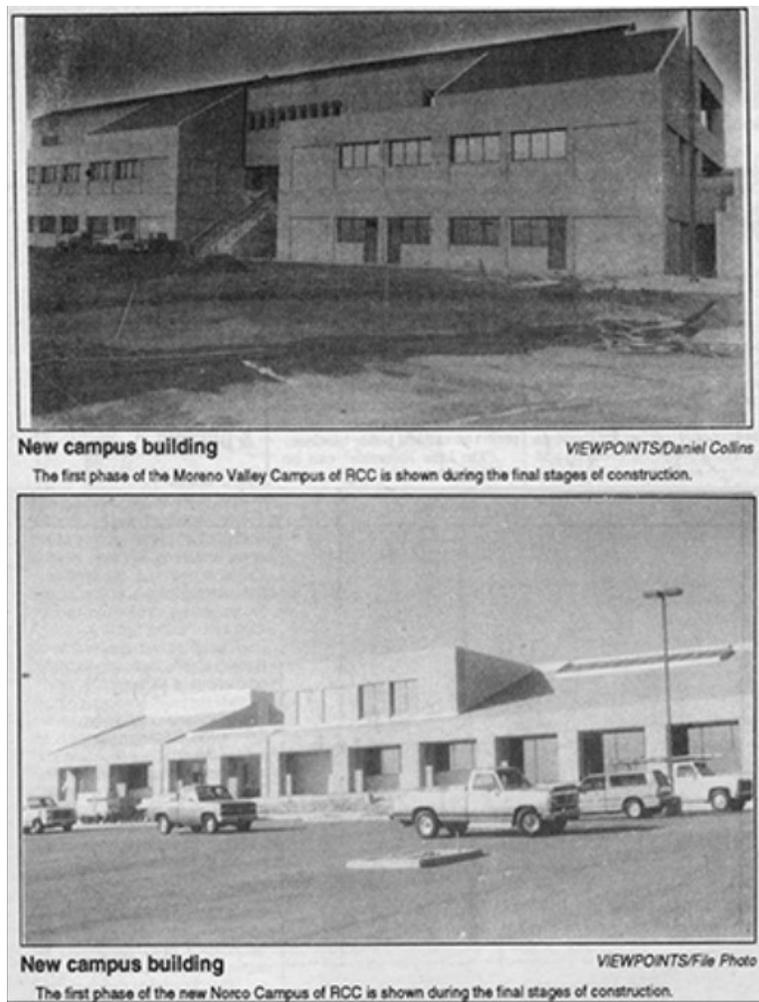


Figure 12. Moreno Valley Campus (top) and Norco Campus of RCC open, 1991. (Viewpoints 1991)

Despite funding and technology issues which arose during this period, Riverside City College continued to meet the requirements for accreditation in 1978, 1983, and 1988 successfully. Salvatore G. Rotella became the next

president in 1991, just after the new campuses were announced, keeping with the school's now-tradition of moving on to a new college president after a building program or college expansion was completed. Rotella's issues continued to be mostly budget related as he had three campuses to run on a shrinking budget as enrollment continued to fall. Briefly Rotella and Riverside City College District considered closing one of the campuses to consolidate, but eventually decided to cut administration positions instead to cut costs and keep the new campuses in operation. Under Rotella, Riverside City College District adopted University structuring system for its administration, splitting into academic affairs, student services, research and planning, and administration and finance, and made cuts to campus deans and other administrative roles. Rotella also dismantled the previous academic divisions and replaced them with 10 departments, which now independently handled their own hiring and faculty needs. New non-academic programs, such as a culinary institute, weekend programs, a California's first physician's assistant program, justice administration, fire science, and applied computer technology pushed to the forefront, filling a gap behind the local universities in San Bernardino and Riverside. As a result, accreditation reports in 1993 and 1998 were positive, respecting that the ongoing funding issues and expansion to two new campuses had a slowing effect on the progress (RCCD 2001; Viewpoints 1991).

Recent Additions (2000-2020)

While the administrative divisions at Riverside City College remained the same, the Riverside Campus again began to expand in the 2000s and 2010s. Following Dr. Rotella were the eighth, ninth, and tenth Presidents of Riverside City College: Dr. Daniel Castro, Dr. Jan Muto and Dr. Cynthia Azari. In 2003, RCCD hired Steinberg Architects to prepare a Master Plan. A local bond, Riverside Measure C, passed successfully in March 2004, giving Riverside City College \$350 million in funds for projects recommended by Steinberg Architects. Building Projects completed included: Assessment/Placement building, Music Hall, and Pilates buildings in 2003. Also, notably in 2003, the Digital Library & Learning Resource Center was opened for the students, committing itself to digital media and computer learning. In 2009, this building was dedicated to Salvatore Rotella. In 2011, the Cutter Pool Park received a new facility, the Riverside Aquatics Complex. In 2012 a new Math & Sciences Building and a new School of Nursing building was completed, forming a small interior courtyard with the Digital Library. In 2016, as the college was celebrating its 100th anniversary, it opened a new Administration building the Charles Kane Administration building. At that time student enrollment had grown to near 40,000 students (Steinberg Architects 2008; NETR 2020).

3.3 History of the Life/Physical Science Buildings

Physical and Life Science classes have been part of Riverside City College's curriculum since 1916, opening with Physics and chemistry classes, adding biology and zoology in 1917, nursing classes by 1924, and health sciences by 1926. Some of the earliest faculty at Riverside City College included Howard H. Bliss, Physics faculty and founder of the college's Cooperative Program, famed desert biologist Edmund C. Jaeger, and geologist Julius W. Eggleston. Subsequent "generations" of science instructors were less well known, but these earliest faculty set the stage for the science program's acclaim and importance in the Riverside City College curriculum. Prior to the establishment of University of California at Riverside and the growth of San Bernardino State University, Riverside City College was one of the only scientific college institutions in this part of the state. For the earliest years, the science programs were located in the 1924 Science Building, which was half of the east side of the Quadrangle building (RCCD 1989).

In 1963, as a result of the Ruhnau, Evans, Brown & Steinmann Master Plan, Riverside City College began to move forward with its plans for college expansion, projecting enrollment and capacity for 4,400 students. Two of the outstanding conclusions of the master plan was to: (1) convert the existing Quadrangle Science rooms back to

lecture rooms; and (2) construct a new science complex so designed as to fit the function of housing the physical science, engineering, and mathematics division, and the biological sciences division (Ruhnau, Evans, Brown & Steinmann 1963: 32). The plan also proposed a new Library and Student Center be part of the Science building complex, recommending that it also be “withdrawn from the academic activity area” of the Quadrangle (Ruhnau, Evans, Brown & Steinmann 1963: 35). To oversee the master plan, the college hired Dale Bragg, AIA as campus architect, whose role would be to coordinate with architects contracted to work at the college, approve plans, and present them to the Board of Directors (RCCD 1989; Ruhnau, Evans, Brown & Steinmann 1963).

In 1962 and again in 1964, bond funded measures passed with overwhelming support, giving Riverside City College the necessary funding to absorb the Polytechnic High School campus and build four new campus buildings. Demolition began in summer 1965, between school years. Riverside City College, under the direction of newly hired campus architect Dale Bragg, used Neptune and Thomas & Associates to serve as the project design leader. Neptune and Thomas had just completed a new campus for Citrus Junior College in Azusa, and at Riverside. Their role was to provide design cohesion between the new campus buildings and the extant historical campus buildings. Bragg’s role was less as a designer and more as an interpreter on behalf of the college’s Board of Trustees, making sure needs and architectural visions were adequately understood. For the individual buildings: the Biological (Life) Science Building was designed by Cowan & Busey Architects, the Physical Science Building was designed by Harnish, Morgan & Causey, the Student Center was designed by Clinton Marr, and the new Library and adjoining planetarium was designed by Moise & Harbeck. The landscaped courtyard and clock tower feature, one of the most prominent visual points in the new science complex, were designed by a project architect for Neptune and Thomas, David Kikuchi. The chosen contractor for all buildings was a local contractor, JB Wallace Construction Company (Figure 13) (RCCD 1989; SBCS 1965; Press-Enterprise clippings 1965a, 1965b, 1965c, 1965d, 1965e, 1965f, 1965g, 1965h, 1965i, 1965j).



Figure 13. Physical Science Building and planetarium under construction, 1967. (Press-Enterprise clippings 1967b)

The first phase of construction was for the Physical and Life Science buildings, the first development in “the Promontory” building program. This first phase began in 1966. The Life Science Building, originally imagined as the Biological Sciences Building, began construction in March 1966, just months after the final building at the Polytechnic High School was removed. It cost \$469,950 and was completed in 1967. The Physical Science Building

was started in May 1966 and cost \$483, 050 and was completed later in 1967 (Figure 14). The buildings featured modern classrooms and laboratories with the latest available technology (Press-Enterprise clippings 1965f, 1965g, 1965i, 1965j). According to RCC Reports, a press release:

The Biological Science Division occupies the lower floor. It has the use of five labs and one large lecture hall seating 121, as well as faculty offices and preparation and storage rooms. The second floor provides three math classrooms and five labs for Nursing classes and a lecture room seating sixty. Two of the labs on this floor are equipped with movable sound conditioned walls to permit dual use of the area. All labs and lecture rooms are wired for closed circuit television, and many are equipped with room dimmers to facilitate the use of audio-visual equipment. The large lecture hall has vertically moving chalkboards. Two are white to permit use of colored chalk, particularly useful in the biological sciences, and two permit the use of iridescent chalk and black light (RCCD 1967).

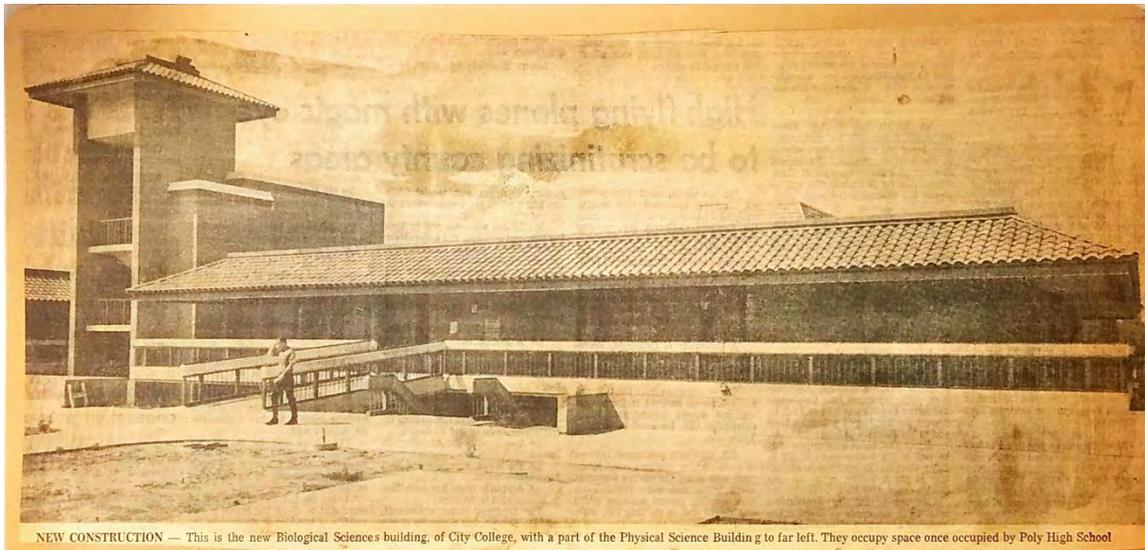


Figure 14. Newly completed Biological (Life) Science Building. (Press-Enterprise clippings 1968b)

Despite being designed by separate architecture firms, the buildings drew from a very similar palette, still nodding to the Quadrangle's Spanish Colonial and Classical Revival elements with their use of pillars and red clay tile roof cladding. According to another 1967 RCC Reports press release:

The Life Science Building is the first major new structure in the college's campus development program to be completed...Aesthetically and functionally, the new building is paired with the adjacent Physical Science Building, which is scheduled for occupancy during the Christmas holidays. Each is a two story building which by virtue of site grading and bridges and ramps permits easy access to all levels for wheel chairs and hand trucks for freight deliveries. All classrooms and laboratories open at one end on exterior walkways and at the other on a central preparation and dispensing room. Rising between the two buildings is a tower whose most conspicuous feature will be a large clock, but which houses rest rooms and heating and air conditioning equipment for both buildings (RCCD 1967).

The next phase of construction was Clinton Marr's Student Center, which was started in 1967 and completed in 1968. The final phase was the Library and Planetarium, which was started in 1967 and completed in 1969 to some fanfare. As these projects were simultaneously being worked on other projects around campus included remodeling the auto-body shop left over from the Polytechnic High School, remodeling Wheelock gymnasium, remodeling a portion of the Quadrangle building and others. All told at least eight construction projects were concurrently changing the face of the Riverside City College campus between 1966 and 1969 under campus architect Dale Bragg. All building phases were complete by 1969, however the courtyard and plantings were not finished until 1971. (Press-Enterprise clippings 1968a, 1969a).

After construction, the Biological Sciences building was changed to the Life Science Building and the nursing program occupied the top floor. While the other buildings at the promontory project were not formally dedicated, the Library building was dedicated as the Martin Luther King Library at the time of its opening in 1971. After the dedication, Dale Bragg resigned from his role as campus architect and re-opened his private practice in downtown Riverside, continuing to work for the college as a consultant only. Other changes include the introduction of a mural in the 1970s. In 1975, Professor Samuel D. Huang, a biology instructor and faculty member, added the mural on the first floor of the Life Science Building, the only art installation at the two buildings. Other campus instructors or alumnae, including famous graphic artist and sculptor Miné Okubo, also did art installations in the 1970s, usually sculptures, which are still found throughout the campus. At the time, Huang had just joined the faculty in 1974, but the Life Science building mural would be the first of several in Riverside as Huang pursued his art and teaching career. The Life and Physical Science Buildings remained occupied until approximately 2012, when the new Math and Science Building was dedicated and the programs moved to the new building (Press-Enterprise clippings 1969a, 1969b, 1969c; RCCD 1969, 2020; Steinberg 2008).

3.4 Identified Architectural Styles

Modern architectural styles, especially as they pertain to public, institutional buildings such as libraries, school district offices, hospital, civic buildings, and primary, secondary, and post-secondary education buildings are discussed at length in the 2009 *City of Riverside Modernism Context Statement* (Grimes and Chiang 2009). While the Life Science and Physical Science Buildings do not fall into a specific stylistic category on account of their restrained, generic, institutional features, the closest approximations of their architectural styles as described by Grimes and Chiang, are included below.

Mid-Century Modern (circa 1950-1975)

Per the 2009 *City of Riverside Modernism Context Statement* (Grimes and Chiang 2009), Mid-Century Modernism in Riverside is described as:

Perhaps in response to criticisms that modern architecture was too sterile, architects began experimenting with shapes, materials, and color. Mid-Century Modern is a term used to describe the evolution of the International Style after World War II. Mid-Century Modern architecture is more organic and less doctrinaire than the International Style. It is characterized by more solid wall surfaces. It was during this period that stacked brick became a popular material in commercial and educational buildings. Many of the small-scale commercial buildings in the Magnolia Center area use stacked brick or stone as a primary exterior material, rather than concrete and glass. Brockton Square (1960), a complex of professional offices, is even more complex in materials, form, and

composition. In residential buildings, the post-and-beam became the preferred method of construction for Mid-Century Modern architects. The house Clinton Marr designed for his family in 1954 is a good example of post-and-beam construction, as well as the warmer quality of post-war, as opposed to pre-war modern architecture. It is located at 6816 Hawarden Drive amongst other custom-designed Mid-Century Modern homes.

Character-defining Features of Mid-Century Modern:

- Simple geometric forms
- Post-and-beam construction
- Flat or low-pitched gabled roofs
- Flush mounted steel framed windows or large single-paned wood-framed windows
- Exterior staircases, decks, patios, and balconies
- Brick or stone often used as primary or accent material

Brutalism (circa 1955-1975)

Per the 2009 *City of Riverside Modernism Context Statement* (Grimes and Chiang 2009), Brutalism in Riverside:

... was another architectural movement that developed during the 1950s in response to the International Style of architecture. International Style buildings often had a light and skeletal appearance created by the extensive use of steel structures with glass curtain walls. Brutalism was all about creating massive monolithic structures and stretching the limits of how concrete could be shaped. More properly known as “New Brutalism” during its heyday, the name was derived from *beton brut*, the concrete casting technique used by Le Corbusier in the *Unite d’Habitation*, Marseille, France (1952). The English architects Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post-World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, and Paul Rudolph.

Character-defining features of Brutalism include:

- Blockish, geometric and repetitive shapes
- Facades with sculptural qualities
- Usually rough unadorned poured concrete construction
- Prefabricated concrete panels with exposed joinery or exposed concrete as building finish
- Windows as voids in otherwise solid volumes
- Raised plazas and base articulation
- Brick and stone sometimes used as the primary material in later examples

3.5 Identified Architects, Designers, and Artists

Life Science Building Architect: Cowan and Bussey, AIA

The architecture firm Cowan and Bussey, AIA was comprised of William Lawrence Cowan (1922-1993) and Noble R. Bussey (1927-2018). Cowan was born in Knoxville, Tennessee in 1922 and attended Riverside College. Prior to establishing Cowan and Bussey, the firm was called Cowan and Associates. Cowan and Bussey, AIA had offices in Riverside and San Bernardino with its primary office located at 3681 6th Street, Riverside. The majority of the firm's commissions were in Riverside and San Bernardino on a variety of building types including religious buildings, single-family residences, office buildings, apartment complexes, hospitals, commercial buildings, and educational buildings including primary, secondary, and colleges. The majority of the buildings designed by Cowan and Bussey, AIA in the 1960s utilized the Mid-Century Modern architectural style, with Tiki Modern used occasionally including the Aloha Homes (1961) and Islander Swim and Recreation Center (circa 1965). In 1961, the firm designed six house plans for the Champion Oaks residential development in Roseville, newspapers noted the firm was "nationally known, award winning AIA architects and offer many unusual and stimulating concepts never before shown to the home buying public" (PT 1961). They were known to build educational and residential complexes including the California Baptist University (1966-1968). Archival research failed to identify the specific end date of the partnership between Cowan and Bussey but it is unlikely to have lasted past the mid-1970s. Several properties designed by Cowan and Bussey were determined eligible in the recently produced 2013 Modernism Survey Report, however, to date, none have been listed formally on the CRHR or as a local Riverside landmark or structure of merit (Bowker 1962; City of Riverside 2012; Grimes and Chiang 2009; HRG 2013).

Other known works in California include:

- University Baptist Church, 3334 Iowa Avenue, addition (1959) determined eligible for the local landmark register in 2013, CHRS code 5S3) (HRG 2013)
- 5451 Glenhaven Avenue, Residence, Riverside (1960)
- Bourns Incorporated Headquarters, 1200 Columbia Avenue, Riverside (1961), determined eligible for the local and CRHR in 2013, CHRS codes 3CS and 5S3) (HRG 2013)
- Champion Oaks, Roseville (1961)
- Aloha Homes, tract housing, Orange (1961)
- 6905 Brockton Avenue, Office Building, Riverside (1962)
- Riverside Convalescent Hospital, 4768 Palm Avenue, Riverside (1962) determined eligible for the local landmark register in 2013, CHRS code 5S3) (HRG 2013)
- La Paloma Restaurant, Tustin (1963)
- La Mesa Hospital, San Diego (1964)
- Magnolia Professional Building, 6770-94 Magnolia Avenue, Riverside (1965)
- Riverside automotive center, Riverside (1965)
- William Cowan Residence, 4269 Miramonte Place, Riverside (1965), determined eligible for the local and CRHR in 2013, CHRS codes 3CS and 5S3) (HRG 2013)

- Islander Swim and Recreation Center, Riverside (circa 1965)
- Castle View Elementary, 6201 Shaker Drive, Riverside (1965), determined eligible for the local landmark register in 2013, CHRS code 5S3) (HRG 2013)
- St. George's Episcopal Church, 950 Spruce (1966)
- Circle K Market, 3264 Maude Street, Riverside (1966) determined eligible for the local landmark register in 2013, CHRS code 5S3) (HRG 2013)
- California Baptist University, Knights of Pythias Hall, Dormitories Smith & Simmons Halls, Van Dyne Field House, Riverside (1966-1968)
- Riverside City College, Life Science Building, Riverside (1967)
- Central Plaza Financial Center, 3600 Central Avenue, Riverside (1969)
- West Redlands Apartments, Riverside (1970)
- Mecca Vineyards apartment complex, Indio (1970)
- Meadowbrook Park and Tower Apartments, San Bernardino (1971)

Physical Science Building Architect: Harnish, Morgan and Causey, AIA (1960-1978)

In 1940, Jay Dewey Harnish (1898-1991) opened a small architectural firm in Ontario, California focusing on post-World War II housing. Harnish was active in the community, serving on the Ontario Chamber of Commerce and a leading member of the Chamber's Aviation Committee. During this time he forged several important business relationships with medical and educational institutions including San Bernardino County General Hospital, San Antonio Community Hospital, Pomona Valley Medical Center, Kaiser Permanente, Fontana Unified School District, and Ontario-Montclair School District. Former Governor Edmund G. Brown named Harnish to the State Board of Architectural Examiners in 1960. Harnish became Board president in 1962 and retired from the Board in 1968 (LAT 1991; HMC 2020).

In 1960, Harnish's firm expanded with the addition of Jack Edward Causey (1929-2014), Melford C. Morgan (1921-2008), and began practicing under the name Harnish, Morgan and Causey, AIA. The architecture firm remained focused on healthcare, education, and civic architecture around Ontario. Their largest commissions in Ontario included Ontario Convention Center, the Ontario Public Library, the Ontario Post Office, the Southern California Edison office building, Ontario International Airport's first terminal building, the General Electric Portable Appliances Center, and the Lockheed Engineering office building. By 1969, the firm had designed some 35 elementary and intermediate schools in Ontario and Upland and three high schools in the Chaffey High School District. In 1969, Harnish was elected into the College of Fellows of the American Institute of Architects (PB 1969; HMC 2020).

In 1978, the firm's name changed from Harnish, Morgan and Causey, AIA to HMC Architects, after the retirement of Harnish with offices located at 500 East E Street, Ontario. By 2006, all three of the original partners had retired. HMC Architects presently has 10 offices in California and Nevada, with 80 licensed architects and 375 total employees. Under the leadership of the original three partners, Harnish, Morgan and Causey, AIA designed 75 schools and 25 hospitals throughout Southern California typically working on large-scale Mid-Century Modern and International style buildings and complexes (PCAD 2020).

Other known works in California include:

Harnish, Morgan and Causey, AIA (1960-1978)

- Chaffey College, Library, Alta Loma (1960)
- Whittier Presbyterian Community Hospital, Whittier (1960)
- Chaffey Joint Union High, Montclair High School, Montclair (1960)
- City of Ontario, Ontario International Airport, Terminal #1, Ontario (1960)
- Ontario Public Library, Ontario (1961)
- Imperial Junior High School, Ontario (1961)
- Hensley-Torta Office Building, Ontario (1963)
- Barstow Community Hospital expansion, Barstow (1966)
- Riverside City College, Physical Science Building (1967)
- Calexico Elementary School, Calexico (1968)
- Calexico Union High School, Calexico (1968)
- Ontario International Airport expansion, Ontario (1968)
- Mel Morgan House, 304 Poco Paseo, San Clemente (1970)
- J. Paul Leonard and Sutro Library, San Francisco State University, San Francisco (1971)
- Kaiser Foundation Hospital clinic expansion, Fontana (1972)
- Martin Luther King, Jr. Hospital and Outpatient Center, Willowbrook (1972)
- Pomona Valley Community Hospital, Pomona (1975)

HMC Architects (1978-present)

- Sinatra Patient Tower, Ever J. Hammes Surgical Pavilion, Desert Hospital, Palm Springs (1981)
- Ontario Convention Center, Ontario (1993)
- Kaiser Permanente Baldwin Park, Baldwin Park (2008)
- Los Angeles USD, Sonia Sotomayor Learning Academies, Los Angeles (2011)
- Kaiser Permanente Fontana Medical Center, Fontana (2013)

Project Architect: Neptune & Thomas Associates (1960-1989)

Donald Neptune and Joseph Thomas founded the architecture firm of Neptune & Thomas, Architects, AIA in 1953 in Pasadena, California. Donald Eugene Neptune was born in San Diego, California in 1916, and graduated with a BA in architecture from the University of California, Berkley in 1940. After serving in the U.S. Naval Reserve from 1943 to 1946, he launched the architecture firm Neptune and Gregory, which lasted until 1953. Joseph Fleischman Thomas was born in Oak Hill, West Virginia on March 23, 1915. He attended Duke University and graduated with a BA in architecture from Carnegie-Mellon University in 1938. Thomas worked in small architecture firms in Virginia

and Tennessee. After serving in the Navy in 1943, he moved to Riverside, California then to Los Angeles. In 1947, Thomas moved to Pasadena and formed his own architecture firm before creating Neptune and Thomas, Architects, AIA in 1953 (MSD 2019; Legacy.com 2019; PCAD 2019a).

Neptune and Thomas were known for their numerous large-scale institutional and commercial designs. These included educational buildings, auditoriums, dormitories, retirement homes, office buildings, medical buildings, and military facilities. The firm won an AIA honor award for their design of the 1957 Methodist Hospital of Southern California and a Design Merit Award for their designs of Azusa High School and the Pasadena Neptune and Thomas Office Building. In 1960, the firm changed names to Neptune and Thomas and Associates through adding associates C. Allan Spencer, Frank Kirk Helm, Anthony O'Keefe, Cecil Frank Klassen, James Follette Currier, Grover L. Starr, and Joseph Arthur Leick. Neptune and Thomas and Associates remained working in Pasadena at their office located at 1560 W. Colorado Blvd as well as their office in San Diego often working inland in Riverside County as well. The firm worked on the redesign of several college campuses including Riverside City College, serving as the design leader for the expansion and modernization of college facilities including four new buildings. Neptune & Thomas and Associates were skilled in providing harmony between the new buildings and the older structures to be retained (MSD 2019; PCAD 2019a, 2019b; SBCS 1965).

By 1970, the firm had three offices in Southern California including Pasadena, San Diego, and Los Angeles. The firm frequently worked on education buildings including ones for the Los Angeles College of Optometry, University of California, Los Angeles, Riverside City College, Northrop Institute of Technology, Citrus College, University of California, San Diego, Pepperdine University, and CSULB. Typically, these buildings were Mid-century Modern, Brutalist, or International Style utilizing large linear expanses of glass, often incorporating concrete, brick, and stucco (MSD 2019; LAC 2019a; PCAD 2019a, 2019b; LAT 1980, 1984).

In 1989, the firm name changed again with the merging of Neptune & Thomas and Associates and Davis-Duhaime Associates to form Neptune, Thomas, and Davis or NTD. In 2004, NTD merged with the Stichler Group to become NTDStichler Architecture. The firm's final name change came in 2007 with the change to NTD Architecture, which it remains with seven offices located throughout California and Arizona (Archinect 2019, PCAD 2018a).

Other known works in California include:

Neptune & Thomas, Architects, AIA (1953-1960)

- U.S. Marine Corps Training Center, Twentynine Palms (1954)
- Barstow Community Hospital, Barstow (1956)
- Azusa High School, Azusa (1956)
- Methodist Hospital of Southern California, Acadia (1957)
- Neptune and Thomas Office Building, Pasadena, 1957)
- Men's Dormitory, Los Angeles College of Optometry, Los Angeles (1959)

Neptune & Thomas and Associates (1960-1989)

- Upland Medical Center, Upland (1960)
- Laboratory for Nuclear Medicine, University of California, Los Angeles (1961)

- Pacific Homes, 5300 Santa Monica Blvd, Los Angeles (1961)
- Dover building, Northrop Institute of Technology, Thousand Oaks (1965)
- Riverside City College, Expansion and Redesign, Riverside (1965)
- City of Duarte Public Library, Duarte (1966)
- York Hall, University of California, San Diego (1966)
- Blair High School, San Diego (1966)
- Fountain Valley High School, Fountain Valley (1967)
- West Covina City Hall, West Covina (1969)
- Hillside College residence halls, Phase 2, CSULB (1969-1970)
- High Energy Physics Lab, California Institute of Technology, Pasadena (1969)
- Haugh Performing Arts Center, Citrus College, Glendora (1971)
- Sanitation District of Los Angeles County Office, Whittier (1973)
- Pierce College, Auditorium, Los Angeles (1979)
- Schoenberg Hall Addition, University of California, Los Angeles (1980)
- Southeastern California Conference of Seventh-day Adventists, Riverside (1981)
- Parkside College residence halls, Phases 3 and 4, CSULB (1983, 1984)
- Charles B. Thornton Administrative Center, Pepperdine University, Malibu (1985)

Campus Architect: Dale Vernon Bragg, AIA (1959-1970)

Dale Vernon Bragg was born on January 10, 1928 in Ontario, California. After graduating from Chaffey High School in 1945, Bragg served in the U.S. Navy and attended USC School of Architecture. Bragg worked for the development company Sun Gold between 1952 and 1953 and designed the Contemporary House, the most elaborate of the four Sun Gold models, a residential tract development. After working for architectural firms in San Diego, Beverly Hills, Los Angeles and Herman O. Ruhnau Inc. in Riverside, Bragg established his own firm in 1959. The firm's office was located in Suite 26 of the Virginia Building, 3931 Orange Street, Riverside. Bragg served as a member of the Riverside Planning Commission between 1962 and 1964 and Riverside City College's campus architect between 1964 and 1969. Later in his career, Bragg worked for Riverside County and Rossetti Construction Company. Known for office buildings, banks, commercial buildings Bragg frequently designed in the Mid-Century Modern architectural style (Bowker 1970; HRG 2013; PE 2012; RDP 1953, 1959;).

Other known works in California include:

- Sun Gold Subdivision, Contemporary House design, Riverside (1953)
- Western Municipal Water District office, 6241 Riverside Ave., Riverside (1959)
- Gage Canal Headquarters, 7452 Dufferin Avenue, Riverside (1959)
- Riverside Municipal Courtroom, Riverside (1959)

- University House, University of California, Riverside (1959)
- Independent Financial Advisors office, 5995 Brockton Avenue, Riverside (1965)
- First American Title Co. Building, Riverside (1961)
- Mile Square Building, 4101 Orange Street, Riverside (1961)
- Riverside Company Administration Center, Elsinore (1962)
- Hyatt Elementary School, Riverside (1963)
- Bordwell Medical Offices; National Cremation Service, Riverside (1965)
- Juvenile Hall Security Modification, Elsinore Civic Center, Riverside (1973)
- Juvenile Court Facility, Elsinore Civic Center, Riverside (1973)

Muralist: Dr. Samuel D. Huang (1935-2014)

Dr. Samuel D. Huang was born in 1935 in Japanese occupied Nanking, China. During his early childhood, Huang lost his leg after he was injured and developed an infection in the leg. Huang developed a rare form of tuberculosis as a result and was sent to the United States in 1945 for medical treatment. After Huang recovered he remained in the United States and graduated from the State University of New York at New Paltz in 1959 with an art education degree. Huang taught high school in Queens, New York for several years before enrolling at St. Johns University in Queens where he earned his PhD in biology. Huang briefly worked at Nassau Hospital, Stony Brook University, and the Brookhaven National Laboratory where he created four murals, none of which remain. In 1974, Dr. Huang relocated to Riverside and Riverside City College hired him into the biology, environmental science, and health science department faculty. In 1985, Huang became the first faculty member at Riverside City College to earn tenure as a full faculty member. He taught at Riverside City College for 24 years until 2001. Huang continued to combine his scientific and art background throughout his career and into retirement. In 1975, he painted the “Ecology” mural on the Life Science Building where he taught at Riverside City College, his first mural in Riverside. In the 1980s he rented a studio in downtown Riverside (3485 Riverside Avenue) and created many individual paintings and sculptures there. In 1998, Huang became more active in the Riverside Art community and joined the board of the Riverside Community Arts Association. He retired from teaching in 2001 to devote his retirement years to making more art. Huang died in February 2014, leaving behind 10 large-scale urban murals throughout the City of Riverside. After his death, Huang was called Riverside’s “most prolific Chinese-American artist” (Sagara 2016: 61). His painting and mural subjects usually depicted scenes of science, technology, or scenes from Riverside’s history. In 2016, the “Ecology” mural on the Life Science Building at Riverside City College was grouped under “eligible properties identified as part of this survey” for resources identified with Chinese Americans in Riverside between 1868 and 1975 (Sagara 2016: 11) (Press-Enterprise 2014; Riverside Arts Council ND; Sagara 2016; Viewpoints 2009).

Dr. Huang’s known murals include:

- “Ecology”, Life Science Building, Riverside City College, Riverside (1974)
- “Riverside Landmarks,” DMV Building, 6280 Brockton Avenue, Riverside (1986)
- “Grant’s Centennial”, Grant Elementary School, 4011 14th St. Riverside (1983)

- “Joy of Reading,” Terrace View School, 22731 Grand Terrace Rd, Grand Terrace (1987)
- “Dedication,” March Air Field Museum, March Air Force Base (circa 2001)
- “Know the Past, Live the Present, Dream the Future,” Magnolia Elementary School, 3975 Maplewood Place, Riverside (2003)

4 Field Survey

4.1 Methods

Dudek Architectural Historian Kate Kaiser, MSHP, conducted a pedestrian survey of the Life Science and Physical Science Buildings at the Riverside City College campus on September 9, 2020. The survey entailed walking around the exteriors of the two buildings, documenting each building and the mural with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the property. The locations of the two buildings and mural is entirely developed and contains no exposed sediment; therefore, an archaeological survey was not completed. Dudek documented the fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. Photographs of the subject property were taken with a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California, office.

4.2 Results

During the course of the pedestrian survey, Dudek identified two (2) buildings and one (1) mural over 45 years old requiring recordation and evaluation for historical significance: the Life Science Building (1967), the Physical Science Building (1967), and the "Ecology" mural (1975) located on the Life Science Building. The buildings are adjoined by a clock tower (1967) and immediately adjacent to the Student Center (1968) and the Library and Planetarium (1969), as well as a landscaped courtyard (1971). All evaluated components of the Project site are indicated in Figure 15, Site Map. Section 5 (Significance Evaluations) provides a detailed physical description of the Life Science and Physical Science Buildings and the "Ecology" mural and the associated significance evaluation for each under all applicable national, state, and local designation criteria and integrity requirements.

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5 Significance Evaluation

In order to determine if the proposed Project will adversely affect historical resources under CEQA, the Life Science Building (1967), Physical Science Building (1967), and the “Ecology” mural (1975) within the Project site were evaluated for historical significance and integrity in consideration of NRHP, CRHR, and City of Riverside Landmark and Structure of Merit designation criteria and integrity requirements. A detailed physical description of the property is provided below.

5.1 Life Science Building (1967)

Property Description

The Life Science Building is an institutional type classroom and laboratory building and was completed and dedicated in 1967. The building was designed by architecture firm Cowan and Bussey, AIA, and constructed by general contractor J.B. Wallace. The building is a relatively unobtrusive, modern, institutional type, exhibiting muted and restrained elements of Mid-Century Modern and Brutalist architecture styles, but lacks the character-defining features to be identifiably one or the other. (Figures 16-27).

The Life Science Building is a two-story, rectangular plan building, with a flat roof decorated by a broadly hipped, red clay tile-clad roof-topped parapet, a subtle stylistic nod to the Spanish Colonial Revival and Classical Revival Quadrangle building. Behind the parapet, the roof is flat and in the center of the roof is a small enclosure for machinery. The building is entirely clad with rough-sided, aggregate, beige Concrete Masonry Units (CMU). Wrapping the second floor and providing access from the sunken plaza and Courtyard ramps is a covered, wraparound, exposed concrete, cantilevered walkway, constructed of pre-fabricated concrete panels and with a coffered detail on the underside. The walkway railing features black-painted metal balusters, topped by a concrete rail. These details together create a strong horizontal emphasis. Doors and windows throughout the building have little ornament or detail. Doors occur singly or in pairs and are always metal, windowless doors, with solid, windowless metal transoms, occasionally with metal louvered vents. Windows occur as sidelights around doors or in pairs throughout the building and are fixed, metal-framed, tall and narrow, beginning at mid-height and stretching to nearly to the roofline. The bulkheads under the windows are clad with red-painted ceramic tile.

The Life Science Building has the following character defining features:

- CMU construction throughout, with rough unadorned poured concrete construction details
- Hipped roof-on-parapet detail with red clay tile cladding with wide overhang
- Wrap-around cantilevered walkway and bridge provides access to second floor
- Sunken plaza and stairs provide access to first floor
- Strongly emphasized, repetitive horizontal lines
- Unobtrusive windows and doors situated in narrow voids



Figure 16. Life Science, Main (south) elevation, looking north (IMG_4487)



Figure 17. Life Science, East elevation, looking northwest (IMG_5425)



Figure 18. Life Science, portion of West elevation, looking east (IMG_5240)



Figure 19. Life Science, portion of West elevation, looking east (IMG_5218)



Figure 20. Life Science, North Elevation, looking southwest (IMG_5208)



Figure 21. Life Science, portion of North and East elevations, looking southwest (IMG_5207)



Figure 22. Life Science, portion of east elevation and cafeteria elevated walkway, looking northwest (IMG_5190)



Figure 23. Life Science, Detail, coffered ceiling under cantilevered walkway (IMG_4545)



Figure 24. Life Science, Detail, mural location (IMG_2157)

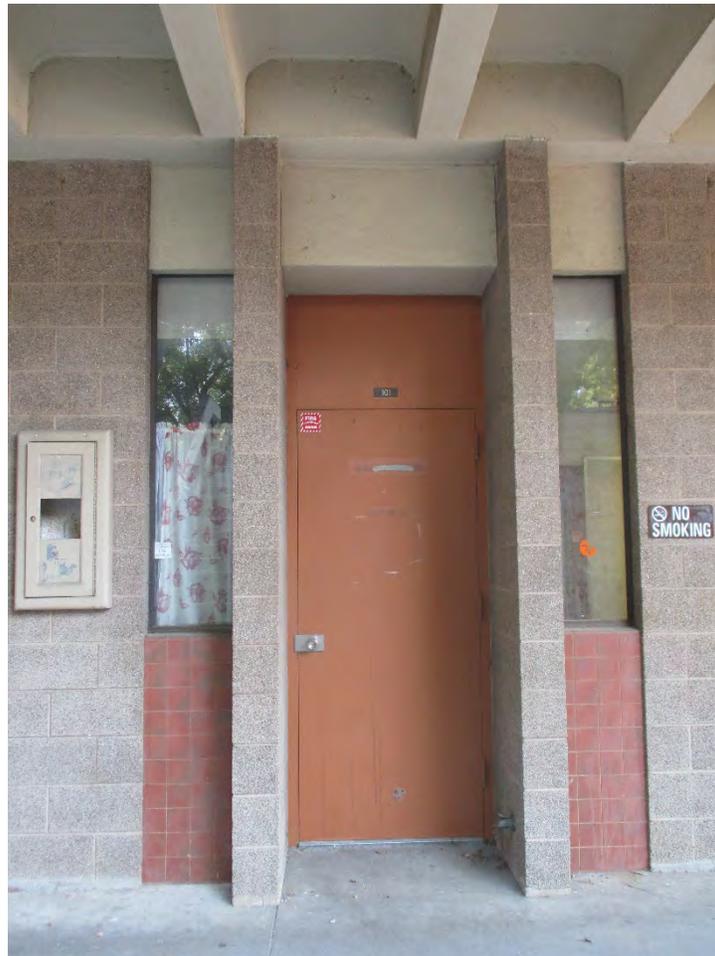


Figure 25. Life Science, Single door with sidelights detail (IMG_5186)



Figure 26. Life Science, Detail, double door detail (IMG_5203)



Figure 27. Life Science Building, Detail, paired window (IMG_5221)

NRHP/CRHR Statement of Significance

The Life Science Building at Riverside City College does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, based on the following significance evaluation.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The Life Science Building was started in 1966 and completed in 1967. Archival research indicated that the Life Science Building was part of a multi-phase building project that emerged from the 1963 Ruhnau, Evans, Brown & Steinmann Master Plan which provided at once for the demolition of the Polytechnic High School and the construction of a new science classroom complex, student center, library, closing the campus off to vehicular traffic, creating more parking and other major planning changes and expansions that were common at higher learning institutions after the State of California promised financial support in the 1960 Donahoe Act. Riverside City College's master plan and plan execution are one of dozens funded by the state and by local bonds after the passage of the Donahoe Act. Despite this, the 1963 Master plan was not the first master plan for Riverside City College, or last,

however this master plan and subsequent action by the college is more important for demolishing the Polytechnic High School, the original building in which the College held classes when it was run simultaneously with high school courses. Prior to its approval, other master plans and planned expansions also resulted in the construction of buildings along Terracina Drive, shop buildings and athletics buildings in the Arroyo, and expansions and improvements to the College's oldest building: the Quadrangle. The construction of the new science complex did not have a measurable effect on the College's faculty, department programming, or the student body growth, and was started and completed at a time when other social and political issues unrelated to this building were transforming the campus' administration and faculty. The Life Science Building is unrelated to those political and social issues which led to the formation of the Black Student Union, United Mexican-American Students, Associated Student Body, or demonstrations against the war in Vietnam. The building also has not made a measurable historical impact on the larger City or County of Riverside, or the State of California. Therefore, the Life Science Building does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that any faculty, administrative staff, students, or other people associated with the Life Science Building are known to be historically significant figures at the national, state, or local level. As such, the Life Science Building is not known to have any historical associations with people important to the nation's or state's past. Therefore, the Life Science Building does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Life Science Building was designed by architecture firm Cowan and Bussey, AIA, and constructed by general contractor J.B. Wallace in 1967. The building is a relatively generic, modern, institutional type building with muted and restrained elements of Mid-Century Modern and Brutalist architectural styles, but lacks enough character-defining features to be identified with either one. The building is one of four similar-looking buildings constructed at Riverside City College between 1967 and 1969, including the Physical Science Building (1967), Student Center (1968), and Martin Luther King Jr. Learning Center (1969) which were all part of a project overseen by campus architect Dale Bragg, AIA and project architect Neptune and Thomas & Associates.

The Life Science Building lacks the distinctive characteristics of a single architectural style, instead borrowing from multiple styles and including anachronistic elements such as the hipped roof-on-parapet detail to respect the oldest building at the campus, the Quadrangle Building. The building has elements of Mid-Century Modernism and Brutalism, however the Life Science Building does not possess enough distinctive characteristics of either style to be clearly identifiable as one or the other. This is somewhat common among educational/institutional buildings created in the 1960s and 1970s which do not quite possess enough distinguishing characteristics to meet criteria for an architectural style, but are cohesive with other buildings on their campus or in their immediately surroundings. Other examples of this generic but cohesive modern style can be seen at the California State University Long Beach campus, Chaffey College campus in Rancho Cucamonga, and Citrus College campus in Azusa.

The Life Science Building is also not representative of the work of a master architect. Cowan & Bussey were a local firm from Riverside that specialized in Mid-century Modern institutional and commercial buildings and were primarily active in the 1960s. Cowan and Bussey have ten Mid-Century Modern buildings recently recommended

eligible for the CRHR or as local Riverside Landmarks in a 2013 survey, however their body of work is not best represented by the Life Science Building. Compared to the ten other buildings, the Life Science Building is at best, a modest generic building which lacks the distinguishing characteristics to be readily identifiable as Mid-Century Modern, Cowan and Bussey's preferred style, or Brutalist. The building is also not representative of a particular phase or change in Cowan and Bussey's career or architectural design practice. The Life Science Building is neither their first or last architectural work, nor is it even their first or last education/institutional commission. As such, Cowan and Bussey may be locally important architects and potential candidates for consideration as master architects, the Life Science Building should not be considered a good representation of their work. Neptune and Thomas & Associates, the project architect, do appear to have had an influence over the design and its cohesion with the rest of the Promontory project buildings. The firm was well known and prolific at creating designs for secondary and post-secondary education institutions as well as medical campuses. However, their work at Riverside City College was less important or representative of their work relative to other examples like their designs for the 1957 Methodist Hospital of Southern California or the Azusa High School campus design, both of which won awards for the firm. Finally Dale Bragg, the campus architect at the time, does not appear to have had a measurable influence over the designs of the Life Science Building and other buildings from this project. Bragg is also not considered a master architect due to a small and non-influential body of work, mostly limited to his work at Riverside City College.

Finally the Life Science Building does not possess high artistic value, as a fairly generic execution of Mid-Century Modernism and Brutalism, and should not be considered representative of a significant and distinguishable entity whose components lack individual distinction among the Promontory project buildings, due to its generic and muted execution and lack of a cohesive or identifiable style. For all these reasons, the Life Science Building does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Life Science Building is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

City of Riverside Statement of Significance

For all of the reasons identified in the discussion of NRHP and CRHR eligibility, the Life Science Building does not appear eligible under any local designation criteria, either as a landmark or structure of merit.

Landmark Criteria

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

As discussed above in Criteria A/1 and C/3, the Life Science Building does not exemplify or reflect special elements of the City's political, economic, social, or architectural history, due to lack of architectural merit or association with a specific historical event or board pattern of development.

2. Is identified with persons or events significant in local, state or national history;

As discussed above in Criteria A/1 and B/2, the Life Science Building is not identified with a particular person or historical event significant to local Riverside or state and national history.

3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

As discussed above in Criteria C/3, the Life Science Building does not embody the characteristics of a distinctive architectural style, period, or method of construction. While it is identifiable as an institutional/education building type, it does not rise to the level of significance necessary to be considered under this criterion.

4. Represents the work of a notable builder, designer, or architect, or important creative individual;

As discussed above in Criteria C/3, the Life Science Building architecture firm Cowan and Bussey and project architect Neptune and Thomas & Associates rise to the level of notable designers and architects, however the Life Science Building at Riverside City College is not representative of their work and better examples exemplifying the phases of their career and key design styles exist elsewhere through Southern California. Additionally, campus architect Dale Bragg did not rise to the level of notable builder, designer, or architect, and cannot be considered under this criterion.

5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;

As discussed above in Criteria C/3, the Life Science Building does not possess high artistic value and does not represent an architectural achievement or innovation.

6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;

As discussed above in Criteria A/1 the Life Science Building is part of the 1967-1969 Promontory project which redeveloped the Polytechnic High School campus for Riverside City College's needs. It is one of many colleges in California that received funding for such a project from the 1960 Donahoe Act and in this way, is related to a state-wide pattern of educational institution planning and expansion. However, compared to other examples, it is not a particularly reflective example of this pattern because of the relative importance of this expansion was minor for the Riverside City College and did not influence the growth or continued expansion of the College. It did not create new departments or provide additional or timely innovations that could not be found elsewhere on the campus or in the community. Therefore, it should not be considered particularly reflective of the post 1960 Donahoe Act campus planning pattern.

7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or

The Life Science Building is one of many examples of a generic modernistic institutional building type and is common not only throughout the State and City of Riverside, but is also a common style at the Riverside City College Campus. It therefore cannot be considered the last remaining example of the architectural or historical type.

8. Has yielded or may be likely to yield, information important in history or prehistory.

As discussed above in Criteria D/4 there is nothing to indicate that the Life Science Building is likely to yield information important to Riverside's history or prehistory.

Structure of Merit Criteria

City of Riverside defines a "Structure of Merit" as any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City

The Life Science Building does not have a unique location, singular physical characteristic, or unique view or vista. While it might be an established visual feature on the campus, it is not particularly distinctive compared to the building immediately surrounding it.

2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;

The Life Science Building is not an example of a once common, but now rare type of building.

3. Is connected with a business or use which was once common but is now rare;

The Life Science Building is not connected with a business or use that was once common, but now rare.

4. A cultural resource that could be eligible under landmark criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the landmark criteria;

The Life Science Building met two of the City of Riverside Landmark criteria, however did not fall short of meeting a higher threshold of integrity. The Life Science Building is relatively intact and unchanged and has the integrity to support significance, but lacks important architectural merit.

5. Has yielded or may be likely to yield, information important in history or prehistory; or

As discussed above in Criteria D/4 and Landmark Criteria 8, there is nothing to indicate that the Life Science Building is likely to yield information important to Riverside's history or prehistory.

6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains sufficient integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

The Life Science Building exhibits a high degree of integrity and does not meet the qualifications for this criteria.

Integrity Discussion

The Life Science Building maintains integrity of location, as it remains in its original location. It retains integrity of setting as its original setting at the promontory and all surrounding buildings and landscapes were built

simultaneously with the Life Science Building. The Life Science Building has had no major changes to design, materials or workmanship and appears much like it did when it originally opened. The Life Science Building retains integrity of feeling, because together with the surrounding buildings, it evokes a strong sense of 1960s-1970s education facilities, though with due restraint and scale for being on a community college campus. Lastly, the building lacks integrity of association as it is not associated with any significant historical persons or events. In summary, the Life Science Building retains adequate integrity, however it does not rise to the level of significance required for designation at the national, state or local levels.

5.2 “Ecology” Mural (1975)

Description of Mural

The “Ecology” mural is located on the first floor of the south elevation of the Life Science Building. The mural is a large, painted textured art piece completed by former professor and artist Dr. Samuel D. Huang in 1975. Random items such as wood sticks, plastic bottles, aluminum cans, and other unidentifiable small objects have been incorporated directly into the mural and provide some of the mural’s raised texture. The “Ecology” mural is approximately 8 feet tall and 50 feet wide, and depicts 105 endangered organisms and references some of the human practices which endanger them, including chemical distribution, mining, urban growth, and human-created refuse. The mural is on the first level of the Life Science Building and extends more than halfway across the building, from the southwest corner to the entry stairs (Figures 28-31).



Figure 28. Detail, mural location on south elevation of Life Science Building (IMG_2157)



Figure 29. Detail of Mural showing bridge, stair and cantilevered walkway looking east (IMG_5230)



Figure 30. "Ecology" mural detail, with date and signature (IMG_5183)



Figure 31. Life Science, panorama view of mural, main elevation (IMG_2165)

NRHP/CRHR Statement of Significance

The "Ecology" Mural at Riverside City College is recommended eligible under Criterion C of the NRHP and Criterion 3 of the CRHR for the high artistic value imparted by the "Ecology" mural by locally important artist and instructor Dr. Samuel D. Huang with a period of significance limited to the date of completion for the mural: 1975.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research failed to indicate any known associations with broad patterns of develop at the local, state, or national level. Therefore, the "Ecology" mural does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that any faculty, administrative staff, students, or other people associated with the "Ecology" mural are known to be historically significant figures at the national, state, or local level. As such, the mural is not known to have any historical associations with people important to the nation's or state's past. Therefore the "Ecology" mural does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The "Ecology" mural by noted artist and professor Dr. Samuel D. Huang was added to the south elevation of the Life Science Building in 1975. In addition to the notable aesthetic value of the mural, the artist for the mural was found to be locally significant. The mural was listed as an "Eligible [property] identified as part of this survey" in the City of Riverside's *Chinese Americans in Riverside: Historic Context Statement* but has not been formally listed as a Riverside Landmark or included in the CRHR or NRHP to date. The mural was important as the first mural in Riverside painted by noted Chinese American and disabled artist, Dr. Huang, who had only joined the Riverside community the year before in 1974 as an instructor at the Life Science Building at Riverside City College. Earlier murals had been created by Huang outside of Riverside, however, according to a 2009 interview they have all been subsequently destroyed or painted over. The "Ecology" mural is representative of the common artistic motifs of incorporating scientific processes and milestones into the subject of the piece. "Ecology" features 105 endangered species and uses recycled materials such as cans, bottle caps, metal rods, and other refuse to create texture. In addition to the mural's importance, Huang was an important and visible figure in the Riverside art and Chinese American community, maintaining a downtown Riverside art studio, giving dance performances at public events, and painting at least ten other large-scale murals throughout Riverside, in addition to teaching for 25 years.

The "Ecology" mural's condition has some minor issues, such as chipped paint and damaged or missing objects embedded in the mural. However, aside from the minor material damage, it retains integrity in all other facets. It fully expresses the common themes of Dr. Huang's mural art: scientific processes, milestones, and history. Therefore the "Ecology" mural possess high artistic value. For all the reasons stated above, the "Ecology" mural **appears eligible** for listing in the NRHP under Criterion C and CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The “Ecology” mural is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

City of Riverside Statement of Significance

For all of the reasons identified in the discussion of NRHP and CRHR eligibility, the “Ecology” mural appears eligible for City of Riverside Landmark Criteria 1, 4, and 5.

Landmark Criteria

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

As discussed above in Criteria C/3, the “Ecology” mural by Dr. Huang reflects special elements of the City’s aesthetic and cultural history, as the first mural in Riverside by Dr. Huang, who was recently described as “Riverside’s most prolific Chinese-American artist” (Sagara 2016: 61) in a 2016 historical context statement prepared for the City. Therefore, the “Ecology” mural is recommended eligible under City of Riverside Landmark Criterion 1.

2. Is identified with persons or events significant in local, state or national history;

As discussed above in Criteria A/1 and B/2, the Life Science Building is not identified with a particular person or historical event significant to local Riverside or state and national history.

3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

Given that the “Ecology” mural is a painting and not a building or structure, it does not embody the characteristics of a distinctive architectural style, period, or method of construction. Therefore, it is not considered significant and identifiable to a particular architectural style, therefore it does not appear eligible under this criterion.

4. Represents the work of a notable builder, designer, or architect, or important creative individual;

As discussed above in Criteria C/3, the “Ecology” mural is a work of art that was designed and executed by Dr. Huang. Given that Mr. Huang was recently described as “Riverside’s most prolific Chinese-American artist” in a 2016 historical context statement prepared for the City, he rises to the level of significance needed for classification under this criterion as an important creative individual. Therefore, the “Ecology” mural is recommended eligible under City of Riverside Landmark Criterion 4.

5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;

As discussed above in Criteria C/3, the “Ecology” mural was painted by Dr. Samuel D. Huang, artist instructor at Riverside City College in 1975. The mural depicts 105 endangered species and incorporates refuse items such as spray paint cans, bottle caps and metal rods into it to provide texture. This mural is Huang’s first in Riverside,

painted just one year after he moved to Riverside and was hired as a science instructor by Riverside City College. Huang went on to paint at least ten more murals in Riverside in the between 1975 and 2003, and open an art studio in downtown Riverside. The mural was the first of many of Huang's chosen mediums, paint, murals, and sculpture which used his most common themes: science and technology, scientific milestones, and Riverside history. The mural is in some disrepair as some of the textural items appear to be damaged, worn or falling out of the mural but the aside from the minor material damage, possesses a high degree of integrity. As such, Huang's "Ecology" mural successfully embodies elements that possess high artistic value. Therefore, the "Ecology" mural is recommended eligible under City of Riverside Landmark Criterion 5.

6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;

As discussed above in Criteria A/1 archival research failed to indicate any significant associations to larger patterns of development. Therefore, the "Ecology" mural did not rise to the level of significance required under this criterion.

7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or

Archival research indicated that the "Ecology" mural is Dr. Huang's first mural in Riverside. While this is the first example of Dr. Huang's work in Riverside, he went on to have a successful and prolific artistic career and upon his death in 2014 there were ten large-scale urban murals throughout the City of Riverside attributed to him. Therefore, it does not appear that the "Ecology" mural is the last remaining example of Dr. Huang's work in Riverside, thus preventing it from rising to the level of rarity required under this criterion.

8. Has yielded or may be likely to yield, information important in history or prehistory.

As discussed above in Criteria D/4 there is nothing to indicate that the "Ecology" mural is likely to yield information important to Riverside's history or prehistory.

Structure of Merit Criteria

City of Riverside defines a "Structure of Merit" as any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City

The "Ecology" mural does not have a unique location, singular physical characteristic, or unique view or vista. While it might be an established visual feature on the campus, it is not particularly distinctive compared to the building immediately surrounding it.

2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;

The "Ecology" mural is an work of art and not a building, therefore this criterion is not applicable to the resource.

3. Is connected with a business or use which was once common but is now rare;

The “Ecology” mural is not connected with a business or use that was once common, but now rare.

4. A cultural resource that could be eligible under landmark criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the landmark criteria;

Given that the “Ecology” mural has the requisite integrity under landmark criteria, this criterion is not applicable.

5. Has yielded or may be likely to yield, information important in history or prehistory; or

As discussed above in Criteria D/4 and Landmark Criteria 8, there is nothing to indicate that the “Ecology” mural is likely to yield information important to Riverside’s history or prehistory.

6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains sufficient integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

The “Ecology” mural exhibits a high degree of integrity and does not meet the qualifications for this criterion.

Integrity Discussion

The “Ecology” mural’s condition has some minor issues, such as chipped paint and damaged or missing objects embedded in the mural. However, aside from the minor material damage, it retains the requisite integrity for NRHP, CRHR, and local designation.

5.3 Physical Science Building (1967)

Property Description

The Physical Science Building is an institutional type classroom and laboratory building, was completed and dedicated in 1967, designed by architecture firm Harnish, Morgan and Causey, AIA and constructed by general contractor J.B. Wallace (Figures 32-44). Like the Life Science Building described above, it is a relatively unobtrusive, modern, institutional type building with muted and restrained elements of Mid-Century Modern and Brutalist architectural styles, but lacks enough character-defining features to be identified with either one.

The Physical Science Building is a two-story, rectangular plan building, with a flat roof decorated by a broadly hipped, red clay tile-clad parapet, a subtle, stylistic nod to the Spanish Colonial Revival and Classical Revival Quadrangle building. Behind the parapet, the roof is flat and in the center of the roof is a small enclosure for machinery. The building is entirely clad with rough-sided, aggregate, beige CMU. Wrapping the second floor and providing access from the sunken plaza and Courtyard ramps is a covered, wraparound, exposed concrete, cantilevered walkway, constructed of pre-fabricated concrete panels and with a coffered detail on the underside. The walkway railing features black-painted metal balusters, topped by a concrete rail. These details together create a strong horizontal emphasis. Doors and windows throughout the building have little ornament or detail. Doors occur singly or in pairs and are always metal, windowless doors, with solid, windowless metal transoms, occasionally with metal louvered

vents. Windows occur as sidelights around doors only and are fixed, metal-framed, tall and narrow, beginning at mid-height and stretching to nearly to the roofline. The bulkheads under the windows are clad with red-painted ceramic tile. The building's second level is accessed via bridges from the courtyard and clocktower to the east, or via an outdoor staircase on the west side of the building. From the second story, there are clear vistas of City of Riverside and the athletic fields.

The Physical Science Building has the following character defining features:

- CMU construction throughout, with rough unadorned poured concrete construction details
- Hipped roof-on-parapet detail with red clay tile cladding with wide overhang
- Wrap-around cantilevered walkway and bridge provides access to second floor
- Sunken plaza and stairs provide access to first floor
- Strongly emphasized, repetitive horizontal lines
- Unobtrusive windows and doors situated in narrow voids



Figure 32. Physical Science Building, main (east) elevation, looking northwest (IMG_4488)



Figure 33. Physical Science Building, portion of South elevation, detail of ramp and stair looking north (IMG_4500)



Figure 34. Physical Science Building, first floor of South elevation, looking west (IMG_4503)



Figure 35. Physical Science Building, South and West elevation, looking northeast (IMG_4509)



Figure 36. Physical Science Building, detail, stairs on West elevation (IMG_4518)



Figure 37. Physical Science Building, North elevation with clocktower at left, portables in front, looking southwest (IMG_5251)



Figure 38. Physical Science Building, portion of North elevation, clocktower behind, looking southeast (IMG_4528)



Figure 39. Physical Science Building, East Elevation lower level walkway, looking south (IMG_4564)



Figure 40. Physical Science Building, East elevation, looking southwest (IMG_4570)



Figure 41. Physical Science Building, East elevation, looking southwest (IMG_5262)

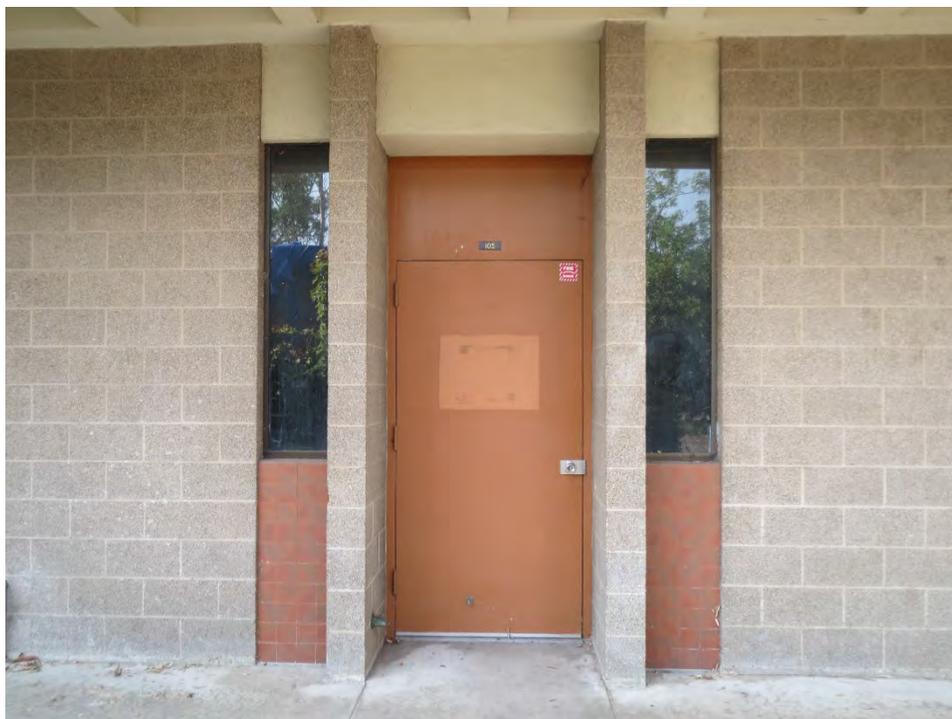


Figure 42. Physical Science Building, detail, typical classroom door (IMG_4532)



Figure 43. Physical Science Building, detail, coffered ceiling, looking south (IMG_4560)

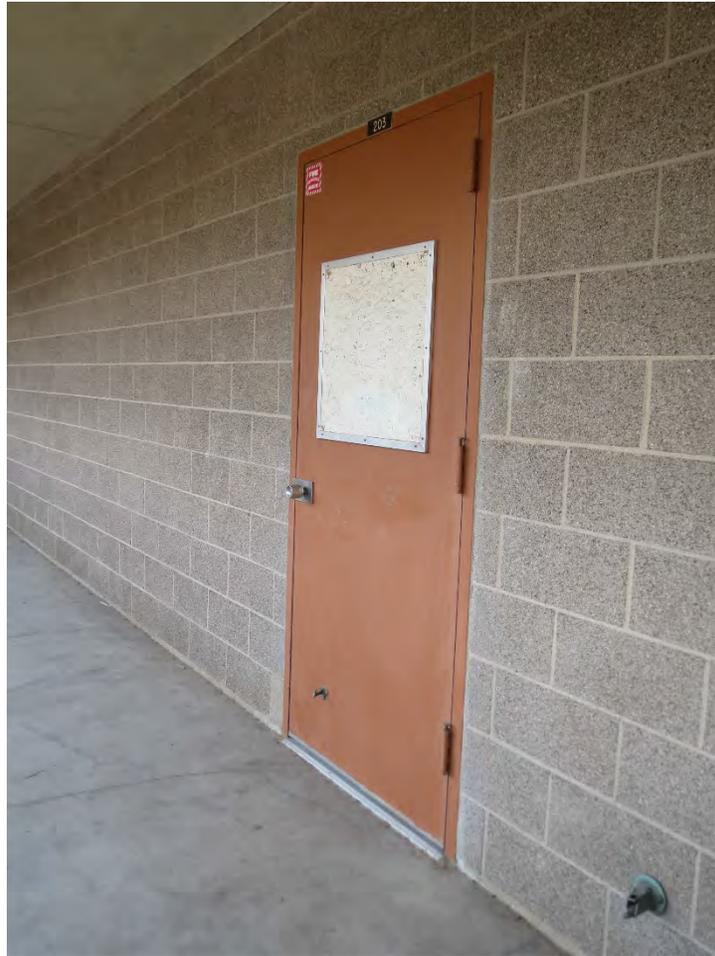


Figure 44. Physical Science Building, detail, atypical door flush with wall (IMG_4590)

NRHP/CRHR Statement of Significance

The Physical Science Building at Riverside City College does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, based on the following significance evaluation.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The Physical Science Building was started in 1966 and completed in 1967. Archival research indicated that, like the Life Science Building evaluated above, the Physical Science Building was part of a multi-phase building project that emerged from the 1963 Ruhnau, Evans, Brown & Steinmann Master Plan which provided at once for the demolition of the Polytechnic High School and the construction of a new science classroom complex, student center, library, closing the campus off to vehicular traffic, creating more parking, and other major planning changes and expansions that were common at higher learning institutions after the State of California promised financial support in the 1960 Donahoe Act. As discussed above, Riverside City College's master plan and plan execution are one of dozens funded by the state and by local bonds after the passage of the Donahoe Act. However, the 1963 Master

plan was not the first master plan for Riverside City College, or last. This master plan and subsequent action by the college is more important for demolishing the 1912 Polytechnic High School, the original buildings in which the College held classes when it was run simultaneously with high school courses. Prior to the 1963 master plan's approval, other master plans and planned expansions also resulted in the construction of buildings along Terracina Drive, shop buildings and athletics buildings in the Arroyo, and expansions and improvements to the College's oldest building: the Quadrangle. The construction of the new science complex did not have a measurable effect on the College's faculty, department programming, or the student body growth, and was started and completed at a time when other social and political issues unrelated to this building were transforming the campus' administration and faculty. The Physical Science Building is unrelated to those political and social issues which led to the formation of the Black Student Union, United Mexican-American Students, Associated Student Body, or demonstrations against the war in Vietnam. The building also has not made a measurable historical impact on the larger City or County of Riverside, or the State of California. Therefore, the Physical Science Building does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that any faculty, administrative staff, students, or other people associated with the Physical Science Building are known to be historically significant figures at the national, state, or local level. As such, the Physical Science Building is not known to have any historical associations with people important to the nation's or state's past. Therefore, the Life Science Building does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Physical Science Building was designed by architecture firm Harnish, Morgan and Causey, AIA, and constructed by general contractor J.B. Wallace in 1967. The building is a relatively generic, modern, institutional type building with muted and restrained elements of Mid-Century Modern and Brutalist architectural styles, but lacks enough character-defining features to be clearly identified with either one. The building is one of four similar-looking buildings constructed at Riverside City College between 1967 and 1969, including the Life Science Building (1967), Student Center (1968), and Martin Luther King Jr. Learning Center (1969) which were all part of a project overseen by campus architect Dale Bragg, AIA and project architect Neptune and Thomas & Associates.

The Physical Science Building lacks the distinctive characteristics of a single architectural style, instead borrowing from multiple styles and including anachronistic elements such as the hipped roof-on-parapet detail to respect the oldest building at the campus, the Quadrangle Building. The building has elements of Mid-Century Modernism and Brutalism, however the Physical Science Building does not possess distinctive characteristics of either style. This is somewhat common among educational/institutional buildings created in the 1960s and 1970s which do not quite possess enough distinguishing characteristics to meet criteria for an architectural style, but are cohesive with other buildings on their campus or in their immediately surroundings. Other examples of this generic but cohesive modern style can be seen at the California State University Long Beach campus, Chaffey College campus in Rancho Cucamonga, and Citrus College campus in Azusa.

The Physical Science Building is also not representative of the work of a master architect. Harnish, Morgan and Causey, AIA were the only non-Riverside architect team working on Riverside City College's promontory project, and

came from Ontario, California a city several miles west of Riverside. Harnish, Morgan and Causey specialized in Mid-century Modern and New Formalist institutional buildings in the Inland Empire region, mostly high schools, college campuses, and a few public buildings like libraries and hospitals. Prior to Morgan and Causey joining the firm, Harnish was a prominent Ontario architect and designed many of the upscale homes in Ontario, Upland, and Montclair. They are most well-known for the Ontario Airport, which they designed the original buildings and expansion for in 1960 and 1968. Harnish, Morgan and Causey as a firm may be considered master architects, or certainly prominent local architects important to the development of their region; however, the Physical Science Building at Riverside City College is not eligible as the work of a master simply because it was designed by prominent architects. The Physical Science Building's generic appearance and role in part of a larger project intended to be visually cohesive with both new modern classroom buildings and older historical buildings on campus, diminishes Harnish, Morgan and Causey's role in the design of the Physical Science Building. It is not expressive of a particular phase of Harnish, Morgan and Causey's career nor does it express any particular idea or theme in their body of work that is not better expressed by other buildings, like the Ontario Airport, the Chaffey College Library, or the San Francisco State J. Paul Leonard and Sutro Library all of which are particularly good expressions of Mid-Century Modernism and Corporate Modernism. As with the Life Science Building discussed above Neptune and Thomas & Associates, the project architect, appear to have had an influence over the design and its cohesion with the rest of the Promontory project buildings. The firm was well known and prolific at creating designs for secondary and post-secondary education institutions as well as medical campuses. However, their work at Riverside City College was less important or representative of their work that designs for the 1957 Methodist Hospital of Southern California or the Azusa High School campus design, both of which won awards for the firm. Finally Dale Bragg, the campus architect at the time, does not appear to have had a measurable influence over the designs of the Physical Science Building and other buildings from this project. Bragg is also not considered a master architect due to a small and non-influential body of work, mostly limited to his work at Riverside City College.

Finally the Physical Science Building does not possess high artistic value, as a fairly generic execution of Mid-Century Modernism and Brutalism, and should not be considered representative of a significant and distinguishable entity whose components lack individual distinction among the Promontory project buildings, due to its generic and muted execution and lack of a cohesive or identifiable style. For all these reasons, the Physical Science Building does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Physical Science Building is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

City of Riverside Statement of Significance

For all of the reasons identified in the discussion of NRHP and CRHR eligibility, the Physical Science Building does not appear eligible under any local designation criteria, either as a landmark or structure of merit.

Landmark Criteria

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

As discussed above in Criteria A/1 and C/3, the Physical Science Building does not exemplify or reflect special elements of the City's cultural, social, or architectural history or meet basic criteria to be considered under any other history, such as economic or aesthetic history.

2. Is identified with persons or events significant in local, state or national history;

As discussed above in Criteria A/1 and B/2, the Physical Science Building is not identified with a particular person or historical event significant to local Riverside or state and national history.

3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

As discussed above in Criteria C/3, the Physical Science Building does not embody the characteristics of a distinctive architectural style, period, or method of construction. While it is identifiable as an institutional/education building type, it does not rise to the level of significance necessary to be considered under this criteria.

4. Represents the work of a notable builder, designer, or architect, or important creative individual;

As discussed above in Criteria C/3, while Harnish, Morgan and Causey AIA, and Neptune and Thomas & Associates may rise to the level of notable, the Physical Science Building at Riverside City College is not representative of their work and better examples exemplifying the phases of their career and key design styles exist elsewhere through Southern California. Dale Bragg does not rise to the level of "notable builder, designer, or architect."

5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;

As discussed above in Criteria C/3, the Physical Science Building does not possess high artistic value and does not represent an architectural achievement or innovation.

6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;

As discussed above in Criteria A/1 the Physical Science Building is part of the 1967-1969 promontory project which redeveloped the Polytechnic High School campus for Riverside City College's needs. It is one of many colleges in California that received funding for such a project from the 1960 Donahoe Act and in this way, is related to a state-wide pattern of educational institution planning and expansion. However, compared to other examples, it is not a particularly reflective example of this pattern because the relative importance of this expansion was minor for the Riverside City College and did not influence the growth or continued expansion of the College. The Physical Science Building did not create new departments or provide additional or timely innovations that could not be found elsewhere on the campus or in the community. Therefore it should not be considered particularly reflective of the post-1960 Donahoe Act campus planning pattern.

7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or

The Physical Science Building is one of many examples of a generic modernistic institutional building type, and is common not only throughout the state and City of Riverside, but is also a common style at the Riverside City College Campus. It therefore cannot be considered the last remaining example of the architectural or historical type.

8. Has yielded or may be likely to yield, information important in history or prehistory.

As discussed above in Criteria D/4 there is nothing to indicate that the Physical Science Building is likely to yield information important to Riverside's history or prehistory.

Structure of Merit Criteria

City of Riverside defines a "Structure of Merit" as any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City

The Physical Science Building does not have a unique location, singular physical characteristic, or is part of a unique view or vista. While it might be an established visual feature on the campus, it is not particularly distinctive compared to the building immediately surrounding it.

2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;

The Physical Science Building is not an example of a once common, but now rare type of building.

3. Is connected with a business or use which was once common but is now rare;

The Physical Science Building is not connected with a business or use that was once common, but now rare.

4. A cultural resource that could be eligible under landmark criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the landmark criteria;

The Physical Science Building did not meet any of the City of Riverside Landmark criteria for failing to meet a higher threshold of integrity. The Life Science Building is relatively intact and unchanged and has the integrity to support significance, but lacks important historical associations or architectural merit.

5. Has yielded or may be likely to yield, information important in history or prehistory; or

As discussed above in Criteria D/4 and Landmark Criteria 8, there is nothing to indicate that the Physical Science Building is likely to yield information important to Riverside's history or prehistory.

6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains sufficient integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

The Physical Science Building exhibits a high degree of integrity and does not meet the qualifications for this criteria.

Integrity Discussion

The Physical Science Building maintains integrity of location, as it remains in its original location. It retains integrity of setting as its original setting at the promontory and all surrounding buildings and landscapes were built simultaneously with the Physical Science Building. The Physical Science Building has had no major changes to design, materials or workmanship and appears much like it did when it originally opened. The Physical Science Building retains integrity of feeling, because together with the surrounding buildings, it evokes a strong sense of 1960s-1970s education facilities, though with due restraint and scale for being on a community college campus. Lastly the building lacks integrity of association as it is not associated with any significant historical persons or events. In summary, the Physical Science Building retains adequate integrity, however it does not rise to the level of significance required for designation at the national, state or local levels.

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6 Impacts Assessment

The “Ecology” mural is located on the main (south) elevation of the Life Science Building and is considered an historical resource under CEQA. Therefore, it is necessary to assess the proposed Project’s potential to adversely impact this historical resource.

6.1 Standards of Significance

According to the CEQA Guidelines, a “substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.” A resource is considered “materially impaired” if it:

- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the CRHR; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources...or its identification in a historical resources survey...unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- Demolishes or materially impairs in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

CEQA requires a lead agency to identify measures to mitigate significant adverse impacts to historical resources. The CEQA Guidelines state that “the lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures” deemed prudent and feasible.

6.2 Impacts Analysis

The Project proposes to modify the existing Physical Science and Life Science Buildings into an interdisciplinary complex that includes a small 2,400 sf addition to provide collaboration spaces between the existing buildings. To construct the new addition, the Level 2 balcony on the south elevation of the Life Science Building will be demolished. The “Ecology” mural is located directly below the proposed Level 2 demolition and is directly adjacent to proposed new construction. Therefore, it is necessary to consider how this historical resource is potentially impacted by proposed project activities.

Potential Impacts to the “Ecology” Mural

Adjacent Demolition

The proposed demolition of the Level 2 balcony has the potential to damage the mural with falling debris as well as vibration from the equipment used in the demolition process. With these potential impacts in mind, the District should develop procedures for protecting the mural during all adjacent demolition activities. These procedures include construction of a protective casing structure from floor-to-ceiling that will cover the mural for the duration of demolition and construction activities and restricting the use of any construction equipment that could result in extensive vibration. Implementation of Recommendations **HR-1 and HR-2** below will ensure that the mural is adequately protected during all adjacent demolition activities and that the adjacent demolition does not cause a substantial adverse change in the significance of the mural.

Adjacent New Construction

The proposed new construction in proximity to the mural has the potential to damage the mural with dust and debris, circulation of construction crews and their equipment, as well as vibration from the equipment used during construction. With these potential impacts in mind, the District should develop procedures for protecting the mural during all adjacent construction activities. These procedures include construction of a protective casing structure from floor-to-ceiling that will cover the mural for the duration of demolition and construction activities and restricting the use of any construction equipment that could result in extensive vibration. Implementation of Recommendations **HR-1 and HR-2** below will ensure that the mural is adequately protected during all adjacent construction activities and that the adjacent construction activities do not cause a substantial adverse change in the significance of the mural.

The project proposes to reimagine the existing space surrounding the mural to provide more collaborative spaces between the existing Life Science and Physical Science Buildings. The proposed design will allow the mural to remain visible along a major pedestrian corridor on the campus and will not impact the mural’s ability to convey its major design and artistic elements. Therefore, the adjacent new construction will not adversely impact the mural’s integrity of setting or its ability to convey significance.

Mural Protective Structure Design, Installation, and Removal

Installation and removal of the proposed mural protective casing structure has the potential to damage the mural. Further, an inadequate casing design could fail to protect the mural during project activities. Implementation of Recommendations **HR-1 and HR-2** below will ensure that the proposed mural casing design is adequate to protect the mural during all adjacent construction activities and will ensure that the design, installation, and removal of the proposed mural protective structure do not cause a substantial adverse change in the significance of the mural.

6.3 Recommendations to Reduce Impacts

One historical resource, the “Ecology” mural at the Life Science Building was identified within the Project site as a result of the archival research, field survey, and property significance evaluations. The following recommendations were developed to ensure the protection of the “Ecology” mural during construction activities associated with the proposed project and, if properly implemented, will ensure that the construction activities do not cause a substantial adverse change in the significance of the mural.

- HR-1 Avoidance and Protection Plan.** Prior to the start of any demolition or construction work for the proposed project, a qualified architectural historian/historic preservation expert who meets the Secretary of the Interior’s Professional Qualifications Standards should be retained by the District to develop and implement a comprehensive Avoidance and Protection Plan (Plan) for the “Ecology” mural. The Plan should apply to any work occurring within 20 feet of the “Ecology” mural, with guidance specific to protection of the mural in conformance with the Secretary of the Interior’s Standards for Rehabilitation, as defined in as defined in Title 36 CFR Part 67.7. At a minimum, the following items should be included in the Plan: 1) the mural location should be clearly identified on the final set of construction plans, and construction personnel should be informed of the location of the mural and have an understanding of the 20 foot buffer; 2) identify equipment that should not be used within the 20 foot buffer due to vibratory concerns during demolition and construction activities; 3) outline schedules and detailed procedures for the installation of the mural’s protective casing structure; and 4) outline schedules and procedures for on-site monitoring by a qualified architectural historian. At a minimum, monitoring should be implemented during installation and removal of the protective casing structure and should include interval spot-checks for the duration of the project. The Plan should be prepared in accordance with the Secretary of the Interior’s Standards and Guidelines for Rehabilitation and should be submitted to the District for review and approval prior to the start of construction. The Plan will serve as a record of the proposed project’s compliance with the Standards and will reflect pre-construction conditions, the conditions during construction, and post-construction conditions.
- HR-2. Mural Protective Casing Structure Design Review:** A qualified historic architect/historic preservation expert who meets the Secretary of the Interior’s Professional Qualification Standards should be retained to work with the District’s construction and design team to ensure that the proposed design of mural’s protective casing structure 1) is adequate to protect the mural from inadvertent damage and falling debris during construction and demolition activities and 2) can be installed and removed without damaging the mural itself. The preservation professional should provide written recommendations in the form of a memorandum that provides an assessment of the District’s proposed protective casing structure design and any associated recommendations (as warranted).

7 Findings and Conclusions

7.1 Summary of Findings

As a result of extensive research and the property significance evaluations, one resource, the “Ecology” mural, is recommended eligible for inclusion in the NRHP under Criterion C, CRHR Criterion 3, and local Riverside Landmark Criteria 1, 4, and 5 for high artistic value. This mural was also previously recommended eligible in 2016 as an individual resource, and there are no noticeable changes to the mural’s condition or integrity between the 2016 study and Dudek’s 2020 assessment. Therefore, it is considered a historical resource for the purposes of CEQA.

No other historical resources were identified within the Project site as a result of the extensive archival research, field survey, and property significance evaluations. The Life Science and Physical Science Buildings are recommended not eligible for NRHP, CRHR, or City of Riverside landmark or structure of merit designation due to a lack of significant historical associations and architectural merit. Therefore, these buildings are not considered historical resources for the purposes of CEQA.

The Project proposes to modify the existing Physical Science and Life Science Buildings into an interdisciplinary complex that includes a small 2,400 sf addition to provide collaboration spaces between the existing buildings. To construct the new addition, the Level 2 balcony on the south elevation of the Life Science Building will be demolished. The “Ecology” mural is located directly below the proposed Level 2 demolition and is directly adjacent to proposed new construction. Therefore, it was necessary to consider how this historical resource is potentially impacted by proposed project activities. If properly implemented, Recommendations HR-1 (Avoidance and Protection Plan) and HR-2 (Mural Protective Casing Structure Design Review) will ensure that the mural is adequately protected during all project-related activities and that demolition- and construction related activities do not cause a substantial adverse change in the significance of the mural.

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Appendix A

Preparer's Qualifications

Samantha Murray, MA

Historic Built Environment Lead / Senior Architectural Historian

Samantha Murray is a senior architectural historian with nearly 15 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Resources Evaluation Reports (HREs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans).

Education

California State University, Los Angeles

MA, Anthropology, 2013

California State University, Northridge

BA, Anthropology, 2003

Professional Affiliations

Society of Architectural Historians

National Trust for Historic Preservation

Registered Professional Archaeologist

Select Project Experience

Chappell Property, 28600 Triple C Ranch Road, City of Murrieta, Riverside County, California (2020). Served as principal architectural historian, co-author, and QA/QC of final work products. Dudek was retained by the Western Riverside County Regional Conservation Authority (WRCRCA) to complete a cultural resources study and evaluate the historical significance of the Chappell Ranch property (Project) located at 28600 Triple C Ranch Road, in the City of Murrieta, Riverside County, California (APN 384-260-064). The study included: a records search; Native American coordination; a pedestrian survey of the property's built environment by a qualified architectural historian; an intensive-level pedestrian survey of the Project's Area of Potential Effect (APE) by qualified archaeologists; building development and archival research; development of an appropriate historic context for the property; recordation of cultural resources identified on the Chappell Ranch property; and evaluation of resources for historical significance and integrity in consideration of NRHP, CRHR, and local eligibility requirements. The report was prepared in conformance with Section 106 of the NHPA and CEQA.

Oakmont Mission and Ramona Industrial Park Project. City of Montclair, San Bernardino County, California (2020). Served as principal architectural historian, co-author, and QA/QC of final work products. Dudek was

retained by the City to prepare a cultural resources technical report which included significance evaluations for the Tiki Drive-In Theater and Swap Meet property as well as two auto-related service properties. The project proposed to demolish all existing buildings on the proposed Project site and construct approximately five speculative industrial buildings, creating approximately 529,000 square feet of industrial space, 630 passenger vehicle parking spaces and 42 trailer stalls.

Palmetto Avenue Warehouse Project, City of Rialto, San Bernardino County, California (2019). Served as principal architectural historian, co-author, and QA/QC of final work products. The proposed project includes construction of a single industrial/warehouse building equaling approximately 92,252 square feet (inclusive of 4,756 square feet of mezzanine) on an approximately 4.24-gross-acre property located at the northeast corner of Palmetto Avenue and Baseline Road. Dudek prepared a cultural resources technical report that included conducting a CHRIS record search, reviewing permits held by the City of Rialto, archival research, historical context development, developing building descriptions, and historical significance evaluations for the three single family residences affected by the project. All properties were determined ineligible for listing in the NRHP and the CRHR.

Silverado Canyon Road Over Ladd Creek Bridge Replacement Project, Orange County Public Works, Caltrans District 12, California (2018-2019). Orange County Public Works (OCPW) proposed to remove and replace the existing Silverado Canyon Road as it passes over Ladd Creek on the proposed project at a location slightly east of the intersection of Ladd Canyon Road and Silverado Canyon Road. Caltrans District 12 required preparation of an ASR and HPSR. Ms. Murray developed the project's area of potential effects map, reviewed the project area for historical resources, and assisted with finalizing the HPSR. She also provided QA/QC of all final documents.

HABS Written Documentation for Camp Haan, Riverside County, California (2017). Served as provided project management and QA/QC of the final HABS documentation and submittal package. Dudek was retained by the County of Riverside Economic Development Agency (EDA) to prepare HABS documentation for approximately 28 building foundations associated with the Camp Haan property located on March Air Reserve Base

Tequesquite Creek Maintenance Project, City of Riverside, Riverside County, California (2017). Co-authored the significance evaluation and provided QA/QC of the cultural resources report. Dudek was retained by the City of Riverside to conduct a cultural resources study for the proposed Tequesquite Creek Maintenance Project. The Tequesquite Creek Channel was constructed circa 1962-1966 and required evaluation for historical significance. The resource was found ineligible under all designation criteria and integrity requirements.

Northside Specific Plan, Cities of Riverside and Colton, San Bernardino and Riverside Counties, California (2017). Provided QA/QC of the final cultural resources report. Dudek prepared cultural resources constraints analysis in support of the proposed Northside Specific Plan Project located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The report presents the results of a cultural resources records search and literature review and preliminary Native American coordination, including an inventory of identified historical resources within the plan area.

Chino Annexation Area Project, City of Chino, San Bernardino County, California (2017). Served as prepared the evaluations and conducted QA/QC of the cultural resources MND section. The Chino Annexation Area Project involves annexation of an approximately 40-acre site (project site or annexation area) into the City of Chino, as well as approval of General Plan Amendments and pre-zoning designations for this site. Seven previously unrecorded historic-age resources were identified within the project area and were recorded and evaluation for historical significance. All properties were found not eligible for designation.

Duke Fontana Warehouse Project, City of Fontana, San Bernardino County, California (2017). Served as assisted with background research, co-authored the report, and provided QA/QC of the final cultural resources report.

Dudek was retained by the City of Fontana to conduct a cultural resources study for the proposed Duke Fontana Warehouse Project. The proposed project would include construction of a 288,215-square-foot (gross), one-story industrial/warehouse building on an approximately 13.45-acre site at the intersection of Santa Ana Avenue and Oleander Avenue. As part of the cultural resources study, Dudek evaluated 8 residential properties over 45 years old for historical significance. The resources were found not eligible under all designation criteria and integrity requirements.

Pacific Freeway Center Project, City of Fontana, San Bernardino County, California (2017). Served as assisted with background research, co-authored the report, and provided QA/QC of the final cultural resources report. Dudek was retained by the City of Fontana to conduct a cultural resources study for the proposed Pacific Freeway Center Project. The project would include construction and operation of two “high cube” warehouse/distribution/logistics buildings with associated office spaces, surface parking, and loading areas. As part of the cultural resources study, Dudek evaluated the former Union Carbide Site for historical significance. The resource was found not eligible under all designation criteria and integrity requirements.

North Montclair Downtown Specific Plan EIR, City of Montclair, San Bernardino County California (2016). Served as prepared the cultural resources MND section. The project proposes expansion of the Montclair Plaza (the Mall)— a regional shopping center— which would involve the demolition of portions of the existing Mall, construction of new retail/entertainment/restaurant space, renovation and refurbishment of portions of the existing mall, and the construction additional structured and surface parking.

Mt. San Jacinto College (MSJC) Master Plan Project, City of San Jacinto, Riverside County, California (2015). Served as architectural historian, archaeologist, and lead author of the cultural resources study. As part of the study, evaluated 11 buildings for NRHP, CRHR, and local level criteria and integrity requirements. The buildings were constructed prior to 1970 and proposed for demolition as part of the project. The study also entailed conducting extensive archival and building development research at District offices, a records search, and Native American coordination.

Montclair Plaza Expansion Project, City of Montclair, San Bernardino County, California (2014). Prepared the cultural resources MND section, which included an evaluation of several department store buildings proposed for demolition. All buildings were found ineligible for listing. The project proposes to expand the existing Montclair Plaza Shopping Center.

Presentations

Historical Resources and CEQA: An Overview of Identification, Evaluation, Impacts Assessment, and Mitigation.

Prepared for the Gilroy Historic Heritage Committee. Presented by Samantha Murray, Dudek. May 15, 2019. Ms.

Murray delivered a 1.5-hour PowerPoint presentation to the City of Gilroy’s Historic Heritage Committee during one of their monthly public hearings. The presentation provided an overview of the CEQA process, how historical resources are treated under CEQA, as well as the process for identification, evaluation, impacts assessment, and options to consider for mitigation. The presentation also included examples from CEQA Case Law and included an extensive question and answer session with the audience.

Knowing What You’re Asking For: Evaluation of Historic Resources. Prepared for Lorman Education Services.

Presented by Samantha Murray and Stephanie Standerfer, Dudek. September 19, 2014. Ms. Murray and Ms.

Standerfer delivered a one-hour PowerPoint presentation to paying workshop attendees from various cities and counties in Southern California. The workshop focused on outlining the basics of historical resources under CEQA, and delved into issues/challenges frequently encountered on preservation projects.

Sarah Corder, MFA

Senior Architectural Historian

Ms. Corder is a senior architectural historian with 15 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR) Register, and the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Corder has conducted numerous historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, and agricultural properties. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Education

*Savannah College of Art and Design
MFA, Historic Preservation, 2004*

Bridgewater College

BA, History, 2002

Professional Affiliations

California Preservation Foundation

*National Trust for Historic
Preservation*

Los Angeles Conservancy

Society for Architectural Historians

Ms. Corder meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA).

Relevant Southern California Project Experience (2017-2018)

Development

Birch Specific Plan 32-Unit Condo Project, City of Carson, Los Angeles County, California (2017). Dudek was retained by the City of Carson to prepare a cultural resources report for a project that proposes to demolish approximately 6,200 square feet of existing residential buildings and roughly 5,850 square feet of pavement on the project site, and construct a 32-unit residential condominium community with on-grade parking, landscaping, and other associated improvements. The historical significance evaluation included three residential properties proposed for demolition. All properties were found not eligible under all designation criteria and integrity requirements. Ms. Corder's responsibilities for this project included the following: field survey, building permit research, background research, and co-authoring the final cultural resources report.

Duke Fontana Warehouse Project, City of Fontana, San Bernardino County, California (2017). Dudek was retained by the City of Fontana to conduct a cultural resources study for the proposed Duke Fontana Warehouse Project. The proposed project would include construction of a 288,215-square-foot (gross), one-story industrial/warehouse building on an approximately 13.45-acre site at the intersection of Santa Ana Avenue and Oleander Avenue. As part of the cultural resources study, Dudek evaluated 8 residential properties over 45 years old for historical significance. The resources were found not eligible under all designation criteria and integrity requirements. Ms. Corder's responsibilities for the project included the following: background research, preparation of DPR forms, and co-authoring the final cultural resources report.

Pacific Freeway Center Project, City of Fontana, San Bernardino County, California (2017). Dudek was retained by the City of Fontana to conduct a cultural resources study for the proposed Pacific Freeway Center Project. The project would include construction and operation of two “high cube” warehouse/distribution/logistics buildings with associated office spaces, surface parking, and loading areas. As part of the cultural resources study, Dudek evaluated the former Union Carbide Site for historical significance. The resource was found not eligible under all designation criteria and integrity requirements. Ms. Corder’s responsibilities for the project included the following: background research, preparation of DPR forms for the evaluation of built resources, and co-authoring the final cultural resources report.

Village 3 HomeFed Otay Park Swap, Otay Ranch, Chula Vista, California (2017). Dudek was retained to prepare a Constraints Analysis for the development of approximately 100 acres of land south of the Otay River as an active recreation site. Ms. Corder’s responsibilities for the project included the following: background research and assistance in the preparation of the historic context for the report.

Education

Fullerton College Facilities Master Plan Program EIR, North Orange County Community College District, City of Fullerton, Orange County, California (2017). The North Orange County Community College District (NOCCCD) is undertaking a comprehensive improvement and building program to make upgrades and repairs to existing buildings, as well as to construct new facilities to improve the safety and education experience of those attending Fullerton College. The College proposed to implement the Facilities Master Plan to more effectively meet the space needs of the projected on-campus enrollment through the next decade and beyond, while constructing and renovating facilities to meet the District’s instructional needs. All buildings and structures on campus over 45 years old and/or or proposed for demolition/substantial alteration as part of the proposed project were photographed, researched, and evaluated in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA. As a result of the significance evaluation, three historic districts and one individually eligible building were identified within the project area. The study also entailed conducting extensive archival and building development research, a records search, Native American coordination, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior’s Standards for Rehabilitation. Ms. Corder’s responsibilities for the project included the following: architectural history field survey, background research, preparation of DPR forms for the evaluation of built resources, and co-authoring the cultural resources report.

John Adams Middle School Auditorium Replacement Project, City of Santa Monica, Los Angeles County, California (2018). The Santa Monica-Malibu Unified School District retained Dudek write the Final Mitigated Negative Declaration for the John Adams Middle School Auditorium Replacement Project for the Santa Monica-Malibu Unified School District. The project proposed to demolish the existing auditorium and music building and replace them with a new performing arts center.

Municipal

The Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California (2017). The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings for historical significance and integrity. As a result, the City Yards and its associated public artwork was found ineligible under all designation criteria. Ms. Corder’s responsibilities for the project included the following: background research, preparation of DPR forms for the evaluation of built resources, and co-authoring the cultural resources report.

LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Corder's responsibilities for the project included the following: architectural history field survey and background research.

State of California

Judicial Council of California Historical Resource Evaluation Report for the Santa Monica Courthouse, City of Santa Monica, Los Angeles County, California (2017). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 1725 Main Street in the City of Santa Monica, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Santa Monica Courthouse was found not eligible for designation under all applicable criteria. Ms. Corder's responsibilities for the project included the following: background research and co-authoring the final cultural resources report.

Judicial Council of California Historical Resource Evaluation Report for the Figueroa Division Courthouse, City of Santa Barbara, Santa Barbara County, California (2017). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 118 E. Figueroa Street in the City of Santa Barbara, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Figueroa Division Courthouse was found not eligible for designation under all applicable criteria. Ms. Corder's responsibilities for the project included the following: background research and co-authoring of the final cultural resources report.

Department of General Services Historical Resource Evaluation for the Normal Street Department of Motor Vehicles Site at 3960 Normal Street, San Diego, California (2017). Dudek was retained by the State of California Department of General Services to complete a Historical Resources Technical Report for a project that proposes demolition and replacement of the Department of Motor Vehicles (DMV) building located at 3960 Normal Street in the City of San Diego. To comply with Public Resources Code Section 5024(b), DGS must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under DGS's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or that may be eligible for registration as a California Historical Landmark (CHL). The DMV was found not eligible. Ms. Corder's responsibilities for the project included background research for the historical resource technical report.

Transportation

Princeton Avenue Road Widening Project, City of Moorpark, Ventura County, California (2017). Dudek was retained by Stantec and the City of Moorpark to prepare Caltrans-compliant cultural resource documentation for the Princeton Avenue Road Widening Project. The project includes approximately 0.75-miles of roadway widening and improvements, including sidewalks and bicycle lanes. Dudek prepared an ASR, HRER, and HPSR in support of this effort. Both properties were found ineligible under all designation criteria and integrity requirements. The reports are currently pending Caltrans District 7 approval. Ms. Corder's responsibilities for the project included background research for the required reports.

Kate Kaiser, MSHP

Architectural Historian

Kate Kaiser is an architectural historian with 8 years' professional experience as a cultural resource manager specializing in California Environmental Quality Act (CEQA) compliance, National Historic Preservation Act (NHPA) Section 106 compliance, Historic Resource Evaluation Reports (HRER), Historical Resource Inventories (HRI), Cultural Resource Technical Reports (CRTR) and EIR chapters, reconnaissance and intensive level surveys, archival research, cultural landscapes, and GIS. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for architectural history and archaeology.

Education

University of Oregon
MS, Historic Preservation, 2017
Boston University
BA, Archaeology, 2009

Professional Affiliations

Association for Preservation Technology – Southwest
California Preservation Foundation
Vernacular Architecture Forum
Society for California Archaeology

Recent Dudek Project Experience

Cultural Resources Technical Report for the Riverside City College Life Science and Physical Science Reconstruction Project, City of Riverside, California (In Progress). Dudek was retained by the Riverside Community College District Facilities Planning and Development Department to prepare a Cultural Resource Technical Report for two classroom buildings at the Riverside Campus of Riverside Community College District. The proposed project would modernize and expand the aging facilities and move a different program into the buildings. As author of the report, Ms. Kaiser surveyed the buildings, conducted archival research, and prepared significance evaluations for the two buildings.

Historical Resources Technical Report for the Enclave at Ivanhoe Ranch Project, Rancho San Diego, San Diego County, California (2020). Dudek was retained by Vance & Associates to complete a Historical Resources Technical Report (HRTR) in support of the proposed Enclave at Ivanhoe Ranch Project (project). Included in the 121.9-acre project site is a historic-era horse ranch, architect-designed residence, additional residences, outbuildings, orchards, and other ranching-related structures. This study was conducted in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, and the project site was evaluated in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and County of San Diego Historic Preservation Ordinance and RPO requirements. As a co-author, Ms. Kaiser contributed components of the report, including archival research, integrity assessments, and significance evaluations.

Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, California (2020). Dudek was retained by the City of San Diego Public Utility Department to complete a survey and historic context statement for the City's surface water storage system, including 10 dam complexes and the Dulzura Conduit. Ms. Kaiser served as architectural historian and author of the historic context statement, as well as co-author to individual historic resource reports for the 10 reservoir complexes that contribute to a historic district. Dudek also prepared detailed impacts assessments for proposed modification to dams, as required by DSOD. The project involves evaluation of 10 dam complexes and conduit for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements, and requires extensive archival research and pedestrian survey.

Mira Mesa Community Plan Area Historic Context Statement and Mira Mesa Community Plan Area Focused Reconnaissance Survey, City of San Diego Planning Department, San Diego California (2020). Dudek was retained by the City of San Diego (City) to prepare a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area (CPA). This study was completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic Environmental Impact Report (PEIR). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. Ms. Kaiser contributed survey, research, and writing components to both the historical context statement report and the survey report for this project.

University Community Plan Area Historic Context Statement and University Community Plan Area Focused Reconnaissance Survey, City of San Diego Planning Department, San Diego California (2020). Dudek was retained by the City of San Diego (City) to prepare a historic context statement identifying the historical themes and associated property types important to the development of University, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University Community Plan Area (CPA). This study was completed as part of the comprehensive update to the University CPA and Programmatic Environmental Impact Report (PEIR). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between the 1960s and 1990s Ms. Kaiser contributed survey, research, and writing components to both the historical context statement report and the survey report for this project.

Cultural Resources Study for the Chappell Property, 28600 Triple C Ranch Road, City of Murrieta, Riverside County, California (2020). Served as architectural historian and author of the cultural resource technical report. Preparation of the report involved site recordation, extensive archival research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. The evaluation found the property ineligible under all National Register of Historic Places, California Register of Historic Resources, and City of Murrieta local designation criteria. The project proposed to demolish all buildings and structures on the Western Riverside County Regional Conservation Authority's newly acquired land.

Cultural Resources Assessment for the Brandywine Townhomes Storm Drain Outlet to Carbon Canyon Creek Project, City of Placentia, Orange County, California (2020). Dudek was retained by Brandywine Homes and the U.S. Army Corps of Engineers to complete a cultural resources assessment report for the Carbon Canyon Creek Channel, a flood control channel which extends through Brea, Yorba Linda, and Placentia before outletting at Miller Basin. The proposed project included the construction of a reinforced concrete pipe storm drain to serve a proposed residential development at 1049 E. Golden Avenue and outlet into the channel. Preparation of the report involved field survey, archival research, historic context development, descriptions of the channel structure, and a historical significance evaluation. Dudek recommended that the channel was ineligible for individual listing in the NRHP, CRHR, or local register but may be eligible as part of a larger Orange County Flood Control District flood control infrastructure system.

Northside Specific Plan Draft EIR, City of Riverside, Riverside County, and City of Colton, San Bernardino County, California (2019). Kaiser served as architectural historian and co-author of the Draft EIR Cultural Resources Chapter for the developed for City of Riverside's Northside Specific Plan. The cultural resource chapter involved developing a historic context, conducting a record search, and documenting results for the 17 identified subareas of the Northside Specific Plan Area. Once recorded and potential resources were identified, Ms. Kaiser an impacts analysis and mitigation measures for the future development of the Northside Specific Plan Area. The Northside Specific Plan proposed changes to zoning and the potential redevelopment of a 1,423-acre area in the City of Riverside, the City of Colton, and unincorporated areas within Riverside County, including the proposed rehabilitation and redevelopment of a parcel containing a historic adobe.

Linda Kry

Archaeologist

Linda Kry is an archaeologist with over 14 years' experience in cultural resource management specializing in various aspects of cultural resources investigations within Southern and Central California. Ms. Kry's experience includes archival research, reconnaissance surveys, artifact analysis, assisting CEQA lead agencies with Assembly Bill 52 and Senate Bill 18 notification and consultation process, and authoring technical reports pursuant to CEQA and Section 106 of the NHPA. Ms. Kry's extensive experience includes the management of cultural resources specialists in support of various aspects of cultural resources compliance, construction monitoring, Native American consultation, archaeological testing and treatment, and prehistoric and historical resource significance evaluations.

Education

*University of California, Los Angeles
BA, Anthropology, 2006*

*Cerritos College
AA, Anthropology, 2004*

Professional Affiliations

Society for California Archaeology

Volunteer History

*AmeriCorps: Education and
Community Volunteer, Los Angeles
County, California*

2002-2004

Selected Project Experience

South Campus Specific Plan and Village West Drive Extension Project, Unincorporated Riverside County, California.

The proposed Project involves an amendment to the existing Specific Plan to shift land uses between parcels to reflect the evolving community priorities and environmental regulatory landscape. As archaeological lead, conducted the impacts analysis for cultural and tribal cultural resources for the CEQA document in support of the Project. The analyses were based on a review of separate technical studies prepared in support of the Project. The March Joint Powers Authority is the lead agency under CEQA.

Kaiser Permanente Moreno Valley Medical Center Master Plan, Kaiser Permanente, Moreno Valley, California. Kaiser Permanente is proposing the development of an approximately 400-bed hospital, hospital support buildings, outpatient medical office buildings, a central utility plant, and surface and structured parking within their existing hospital campus through a three-phase plan. The City of Moreno Valley is the lead agency under CEQA. As the technical lead for the project, responsibilities include the management of a cultural resources study in support of the Project's CEQA document.

San Jacinto II Wind Energy Repowering Project, Terra-Gen, LLC, Palm Springs, California. The project involves the decommissioning of approximately 126 existing wind turbines and the construction and operation of up to seven new wind turbines on private lands under the jurisdiction of the City of Palm Springs and on federal lands administered by the Bureau of Land Management. Responsibilities as technical lead include the management of a Phase I cultural resources study in compliance with the provisions of local regulations, CEQA, and Section 106 of the National Historic Preservation Act of 1966.

Montclair Place District Specific Plan EIR, City of Montclair, Montclair, California. The Project involved the redevelopment and expansion of Montclair Plaza, an indoor shopping mall that opened in 1968. The Project proposes the addition of 4,376 dwelling units over the next 30 years, and 1.64 million square feet of commercial uses, including a 200-key hotel. As the archaeological lead, provided management oversight and reporting for tribal cultural resources (TCRs) in support of a TCR EIR section for the Project. The City of Montclair is the lead agency under CEQA.

City of Colton Modern Pacific 88-DU Residential Project, City of Colton, Colton, California. Technical lead and field director for a Phase I cultural resources study and Extended Phase I subsurface probing effort in accordance with

CEQA. The City of Colton proposed the development of 89-detached single-family homes on an approximately 41.58-acre site within a single tract.

Buena Vista Project, LPC West, LLC (LPC), Los Angeles, California. Archaeological lead for a cultural resources study in support of a high-profile development project in the heart of Chinatown. The project footprint includes the mapped alignment of the Zanja Madre network, a series of interconnected historic-era irrigation system that was established during the 1700s and discontinued in the early 1900s. The study included the use of a ground-penetrating radar (GPR) to locate the presence of the Zanja Madre within the Project's footprint. Conducted a GPR survey and contributed to the reporting of the GPR results and the impacts analysis for cultural resources in the CEQA document. The City of Los Angeles is the lead agency under CEQA.

Specific Plan for the C-17 Transition Master Plan Study Area for the City of Long Beach, City of Long Beach, Long Beach, California. Archaeological lead for a cultural resources study in support of the CEQA document analyzing impacts to cultural and tribal cultural resources within the Specific Plan area. The scope of work for the project involved building upon the C-17 Transition Master Plan developed previously to provide a strategic planning framework for attracting quality industries and improving the character, design, and functionality of the Specific Plan area. The City of Long Beach is the lead agency under CEQA.

Jefferson at Avalon Specific Plan EIR, City of Carson, Carson, California. The Project includes the demolition of existing buildings and the construction of a mixed-use development on three parcels. The Project includes 998 apartment units, 40 attached townhomes, a 9,600-square-foot food pavilion, a 165-room hotel, and a 2,500-square foot restaurant pad. The proposed Specific Plan would allow for a slightly higher level of development than proposed, with up to 1,200 dwelling units, 15,000 square feet of commercial/food service uses, and 200 hotel rooms. As archaeological lead, provided management oversight for the cultural study and conducted the impacts analysis for cultural and tribal cultural resources for the CEQA document in support of the Project. The City of Carson is the lead agency under CEQA.

River Supply Conduit Unit 7 Project, LADWP, Los Angeles and Burbank, California. Technical lead and monitoring coordinator for the River Supply Conduit (RSC) Unit 7 Project. The existing River Supply Conduit (RSC) is a major transmission pipeline in the LADWP water distribution system. The Project is critical to meet safety of water supplies, reliability of water infrastructure, and sustainability of water supply.

Haynes Generating Station Demolition Project, Los Angeles County Department of Public Works, Malibu, California. Archaeological lead and monitoring coordinator. The project included the demolition of Units 3, 4, 5, and 6 at the Haynes Generating Station (HnGS), which were originally constructed more than five decades ago, to minimize health and safety risks and reduce future maintenance.

February 2019 Storm Repair Project, Los Angeles County Department of Public Works, Malibu, California. Archaeological lead responsible for managing the cultural resources inventory and assessment of cultural resources within the project area in support of emergency guardrail replacement work in the Woolsey Fire burn area. Responsibilities also include coordinating Native American monitoring needs for the project.

Woolsey Fire Guardrails Replacement Project, Los Angeles County Department of Public Works, Malibu, California. Archaeological lead responsible for managing the cultural resources inventory and assessment of cultural resources within the project area in support of emergency guardrail replacement work in the Woolsey Fire burn area. Responsibilities also include coordinating Native American monitoring needs for the project.

Palmetto Street Project, Eyestone Environmental, Los Angeles, California. Conducted GPR testing for the Project to determine the location of the zanja system subsurface within the Project site to provide appropriate recommendations in support Project needs. Responsibilities included providing management oversight and reporting for a TCR report and an archaeological assessment/GPR report for the Project. Studies prepared are in support of the impacts analysis for archaeological and tribal cultural resources in the CEQA document. The City of Los Angeles is the lead agency under CEQA.

Appendix B

Confidential Records Search Results

Appendix C

DPR forms

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S

Other Listings
Review Code Reviewer Date

Page 1 of 12 *Resource Name or #: (Assigned by recorder) "Ecology" Mural

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Riverside West Date 2001 T 02S; R 05W; NW ¼ of NW ¼ of Sec 26 San Bernardino B.M.

c. Address 4800 Magnolia Ave City Riverside Zip 92506

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 464900.14 mE/ 3759050.65 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The mural is located on the campus of Riverside City College, on the south elevation of the Life Science Building.

Elevation: 840 ft. amsl

Decimal Degrees: 33.971468, -117.380071

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The "Ecology" mural is located on the first floor of the south elevation of the Life Science Building. The mural is a large, painted textured art piece completed by former professor and artist Dr. Samuel D. Huang in 1975. Random items such as wood sticks, plastic bottles, aluminum cans, and other unidentifiable small objects have been incorporated directly into the mural and provide some of the mural's raised texture. (See Continuation Sheet)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP26.
Monument/Mural/Gravestone

*P4. Resources Present: Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Detail, mural location on south elevation of Life Science Building (IMG 2157)

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
1975 (RCCD)

*P7. Owner and Address:
Riverside Community College
District (RCCD)
3801 Market Street
Riverside, CA 92501

*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek

38 North Marengo Avenue
Pasadena, California 91101

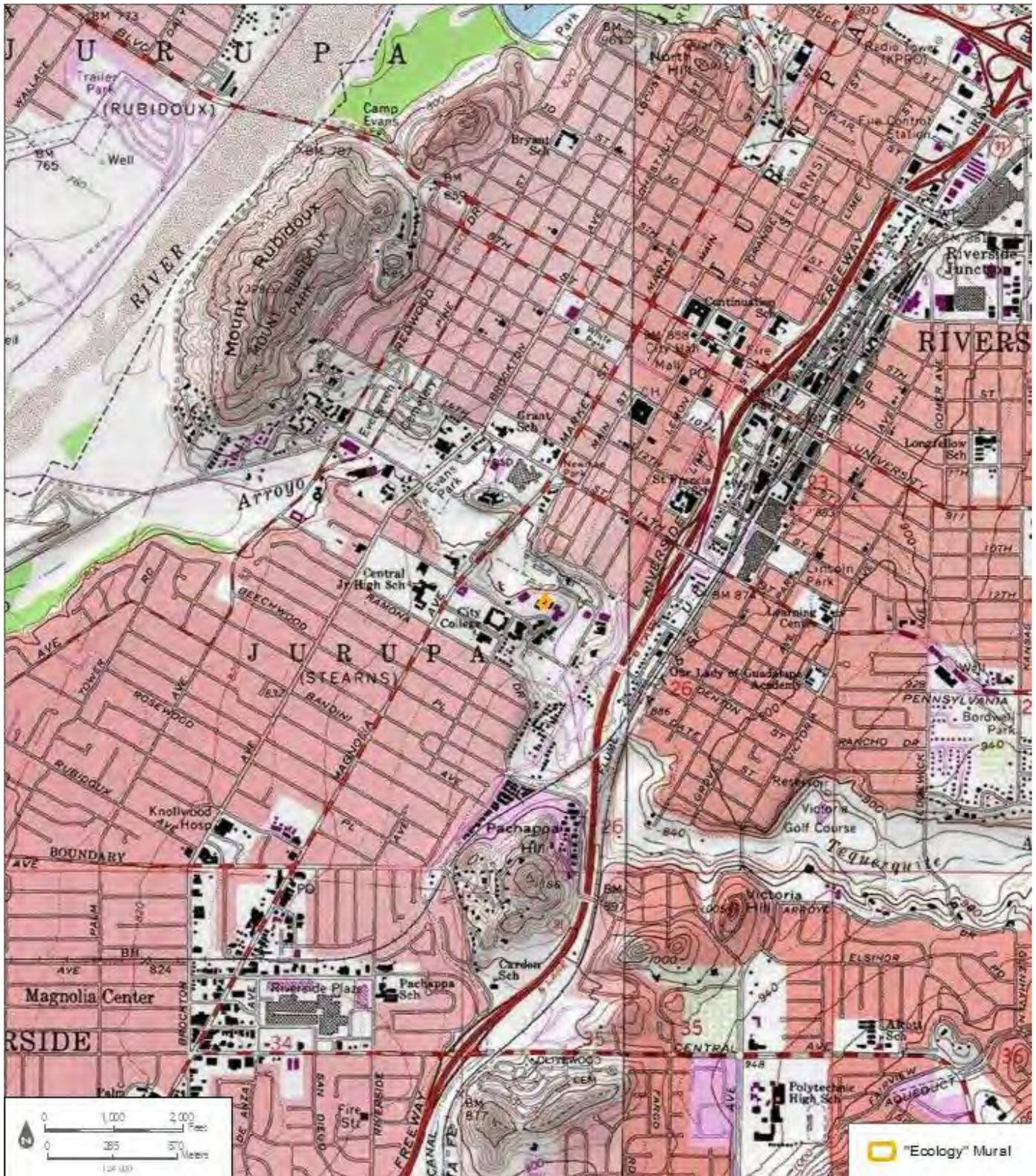
*P9. Date Recorded: 9/9/2020

*P10. Survey Type: (Describe) Intensive-level

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2020. Historic Resources Technical Report for the Riverside City College Life Science/Physical Science Reconstruction Project. November 2020.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

Page 2 of 12 *Resource Name or # (Assigned by recorder) "Ecology" Mural
*Map Name: Riverside West, Calif. *Scale: 1:24,000 *Date of map: 2001



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) "Ecology" mural *NRHP Status Code 3S
Page 3 of 12

B1. Historic Name: "Ecology" mural

B2. Common Name: _____

B3. Original Use: mural B4. Present Use: mural

*B5. Architectural Style: n/a

*B6. Construction History: (Construction date, alterations, and date of alterations)
The "Ecology" mural was installed in 1975 and no alterations were made to it since its original installation.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: none

B9a. Architect: n/a b. Builder: n/a

*B10. Significance: Theme Local Chinese American Art Area Riverside, CA

Period of Significance 1975 Property Type Mural

Applicable Criteria NRHP/CRHR C/3, City of Riverside Landmark Criteria 1,4,5

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Muralist: Dr. Samuel D. Huang (1935-2014)

Dr. Samuel D. Huang was born in 1935 in Japanese occupied Nanking, China. During his early childhood, Huang lost his leg after he was injured and developed an infection in the leg. Huang developed a rare form of tuberculosis as a result and was sent to the United States in 1945 for medical treatment. After Huang recovered he remained in the United States and graduated from the State University of New York at New Paltz in 1959 with an art education degree. Huang taught high school in Queens, New York for several years before enrolling at St. Johns University in Queens where he earned his PhD in biology. Huang briefly worked at Nassau Hospital, Stony Brook University, and the Brookhaven National Laboratory where he created four murals, none of which remain.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Sarah Corder, MFA and Kate

Kaiser, MSHP

*Date of Evaluation: November 9, 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: "Ecology" Mural

Page 4 of 12

P3a. Description (Continued):

The "Ecology" mural is approximately 8 feet tall and 50 feet wide, and depicts 105 endangered organisms and references some of the human practices which endanger them, including chemical distribution, mining, urban growth, and human-created refuse. The mural is on the first level of the Life Science Building and extends more than halfway across the building, from the southwest corner to the entry stairs.



Figure 1. Detail, mural location on south elevation of Life Science Building (IMG_2157)

CONTINUATION SHEET

Property Name: "Ecology" Mural

Page 5 of 12



Figure 2. Detail of Mural showing bridge, stair and cantilevered walkway looking east (IMG_5230)

CONTINUATION SHEET

Property Name: "Ecology" Mural

Page 6 of 12



Figure 3. "Ecology" mural detail, with date and signature (IMG_5183)



Figure 4. Life Science, panorama view of mural, main elevation (IMG_2165)

CONTINUATION SHEET

Property Name: "Ecology" Mural

Page 7 of 12

*B10. Significance (continued):

In 1974, Dr. Huang relocated to Riverside and Riverside City College hired him into the biology, environmental science, and health science department faculty. In 1985, Huang became the first faculty member at Riverside City College to earn tenure as a full faculty member. He taught at Riverside City College for 24 years until 2001. Huang continued to combine his scientific and art background throughout his career and into retirement. In 1975, he painted the "Ecology" mural on the Life Science Building where he taught at Riverside City College, his first mural in Riverside. In the 1980s he rented a studio in downtown Riverside (3485 Riverside Avenue) and created many individual paintings and sculptures there. In 1998, Huang became more active in the Riverside Art community and joined the board of the Riverside Community Arts Association. He retired from teaching in 2001 to devote his retirement years to making more art. Huang died in February 2014, leaving behind 10 large-scale urban murals throughout the City of Riverside. After his death, Huang was called Riverside's "most prolific Chinese-American artist" (Sagara 2016: 61). His painting and mural subjects usually depicted scenes of science, technology, or scenes from Riverside's history. In 2016, the "Ecology" mural on the Life Science Building at Riverside City College was grouped under "eligible properties identified as part of this survey" for resources identified with Chinese Americans in Riverside between 1868 and 1975 (Sagara 2016: 11) (Press-Enterprise 2014; Riverside Arts Council ND; Sagara 2016; Viewpoints 2009).

Dr. Huang's known murals include:

- "Ecology", Life Science Building, Riverside City College, Riverside (1974)
- "Riverside Landmarks," DMV Building, 6280 Brockton Avenue, Riverside (1986)
- "Grant's Centennial", Grant Elementary School, 4011 14th St. Riverside (1983)
- "Joy of Reading," Terrace View School, 22731 Grand Terrace Rd, Grand Terrace (1987)
- "Dedication," March Air Field Museum, March Air Force Base (circa 2001)
- "Know the Past, Live the Present, Dream the Future," Magnolia Elementary School, 3975 Maplewood Place, Riverside (2003)

NRHP/CRHR Designation Criteria

The "Ecology" Mural at Riverside City College is recommended eligible under Criterion C of the NRHP and Criterion 3 of the CRHR for the high artistic value imparted by the "Ecology" mural by locally important artist and instructor Dr. Samuel D. Huang with a period of significance limited to the date of completion for the mural: 1975.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research failed to indicate any known associations with broad patterns of development at the local, state, or national level. Therefore, the "Ecology" mural does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that any faculty, administrative staff, students, or other people associated with the "Ecology" mural are known to be historically significant figures at the national, state, or local level. As such, the mural is not known to have any historical associations with people important to the nation's or state's past. Therefore the "Ecology" mural does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method

CONTINUATION SHEET

Property Name: "Ecology" Mural

Page 8 of 12

of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The "Ecology" mural by noted artist and professor Dr. Samuel D. Huang was added to the south elevation of the Life Science Building in 1975. In addition to the notable aesthetic value of the mural, the artist for the mural was found to be locally significant. The mural was listed as an "Eligible [property] identified as part of this survey" in the City of Riverside's *Chinese Americans in Riverside: Historic Context Statement* but has not been formally listed as a Riverside Landmark or included in the CRHR or NRHP to date. The mural was important as the first mural in Riverside painted by noted Chinese American and disabled artist, Dr. Huang, who had only joined the Riverside community the year before in 1974 as an instructor at the Life Science Building at Riverside City College. Earlier murals had been created by Huang outside of Riverside, however, according to a 2009 interview they have all been subsequently destroyed or painted over. The "Ecology" mural is representative of the common artistic motifs of incorporating scientific processes and milestones into the subject of the piece. "Ecology" features 105 endangered species and uses recycled materials such as cans, bottle caps, metal rods, and other refuse to create texture. In addition to the mural's importance, Huang was an important and visible figure in the Riverside art and Chinese American community, maintaining a downtown Riverside art studio, giving dance performances at public events, and painting at least ten other large-scale murals throughout Riverside, in addition to teaching for 25 years.

The "Ecology" mural's condition has some minor issues, such as chipped paint and damaged or missing objects embedded in the mural. However, aside from the minor material damage, it retains integrity in all other facets. It fully expresses the common themes of Dr. Huang's mural art: scientific processes, milestones, and history. Therefore the "Ecology" mural possesses high artistic value. For all the reasons stated above, the "Ecology" mural **appears eligible** for listing in the NRHP under Criterion C and CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The "Ecology" mural is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

City of Riverside Statement of Significance

For all of the reasons identified in the discussion of NRHP and CRHR eligibility, the "Ecology" mural appears eligible for City of Riverside Landmark Criteria 1, 4, and 5.

Landmark Criteria

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

As discussed above in Criteria C/3, the "Ecology" mural by Dr. Huang reflects special elements of the City's aesthetic and cultural history, as the first mural in Riverside by Dr. Huang, who was recently described as "Riverside's most prolific Chinese-American artist" (Sagara 2016: 61) in a 2016 historical context statement prepared for the City. Therefore, the "Ecology" mural is recommended eligible under City of Riverside Landmark Criterion 1.

CONTINUATION SHEET

Property Name: "Ecology" Mural

Page 9 of 12

2. Is identified with persons or events significant in local, state or national history;

As discussed above in Criteria A/1 and B/2, the Life Science Building is not identified with a particular person or historical event significant to local Riverside or state and national history.

3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

Given that the "Ecology" mural is a painting and not a building or structure, it does not embody the characteristics of a distinctive architectural style, period, or method of construction. Therefore, it is not considered significant and identifiable to a particular architectural style, therefore it does not appear eligible under this criterion.

4. Represents the work of a notable builder, designer, or architect, or important creative individual;

As discussed above in Criteria C/3, the "Ecology" mural is a work of art that was designed and executed by Dr. Huang. Given that Mr. Huang was recently described as "Riverside's most prolific Chinese-American artist" in a 2016 historical context statement prepared for the City, he rises to the level of significance needed for classification under this criterion as an important creative individual. Therefore, the "Ecology" mural is recommended eligible under City of Riverside Landmark Criterion 4.

5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;

As discussed above in Criteria C/3, the "Ecology" mural was painted by Dr. Samuel D. Huang, artist instructor at Riverside City College in 1975. The mural depicts 105 endangered species and incorporates refuse items such as spray paint cans, bottle caps and metal rods into it to provide texture. This mural is Huang's first in Riverside, painted just one year after he moved to Riverside and was hired as a science instructor by Riverside City College. Huang went on to paint at least ten more murals in Riverside in the between 1975 and 2003 and open an art studio in downtown Riverside. The mural was the first of many of Huang's chosen mediums, paint, murals, and sculpture which used his most common themes: science and technology, scientific milestones, and Riverside history. The mural is in some disrepair as some of the textural items appear to be damaged, worn or falling out of the mural but the aside from the minor material damage, possesses a high degree of integrity. As such, Huang's "Ecology" mural successfully embodies elements that possess high artistic value. Therefore, the "Ecology" mural is recommended eligible under City of Riverside Landmark Criterion 5.

6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;

As discussed above in Criteria A/1 archival research failed to indicate any significant associations to larger patterns of development. Therefore, the "Ecology" mural did not rise to the level of significance required under this criterion.

7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or

CONTINUATION SHEET

Property Name: "Ecology" Mural

Page 10 of 12

Archival research indicated that the "Ecology" mural is Dr. Huang's first mural in Riverside. While this is the first example of Dr. Huang's work in Riverside, he went on to have a successful and prolific artistic career and upon his death in 2014 there were ten large-scale urban murals throughout the City of Riverside attributed to him. Therefore, it does not appear that the "Ecology" mural is the last remaining example of Dr. Huang's work in Riverside, thus preventing it from rising to the level of rarity required under this criterion.

8. Has yielded or may be likely to yield, information important in history or prehistory.

As discussed above in Criteria D/4 there is nothing to indicate that the "Ecology" mural is likely to yield information important to Riverside's history or prehistory.

Structure of Merit Criteria

City of Riverside defines a "Structure of Merit" as any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City

The "Ecology" mural does not have a unique location, singular physical characteristic, or unique view or vista. While it might be an established visual feature on the campus, it is not particularly distinctive compared to the building immediately surrounding it.

2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;

The "Ecology" mural is an work of art and not a building, therefore this criterion is not applicable to the resource.

3. Is connected with a business or use which was once common but is now rare;

The "Ecology" mural is not connected with a business or use that was once common, but now rare.

4. A cultural resource that could be eligible under landmark criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the landmark criteria;

Given that the "Ecology" mural has the requisite integrity under landmark criteria, this criterion is not applicable.

5. Has yielded or may be likely to yield, information important in history or prehistory; or

As discussed above in Criteria D/4 and Landmark Criteria 8, there is nothing to indicate that the "Ecology" mural is likely to yield information important to Riverside's history or prehistory.

6. An improvement or resource that no longer exhibits the high degree of integrity

CONTINUATION SHEET

Property Name: "Ecology" Mural

Page 11 of 12

sufficient for landmark designation, yet still retains sufficient integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

The "Ecology" mural exhibits a high degree of integrity and does not meet the qualifications for this criterion.

Integrity Discussion

The "Ecology" mural's condition has some minor issues, such as chipped paint and damaged or missing objects embedded in the mural. However, aside from the minor material damage, it retains the requisite integrity for NRHP, CRHR, and local designation.

Summary of Evaluation Findings

As a result of extensive research and the property significance evaluations, one resource, the "Ecology" mural, is recommended eligible for inclusion in the NRHP under Criterion C, CRHR Criterion 3, and local Riverside Landmark Criteria 1, 4, and 5 for high artistic value. This mural was also previously recommended eligible in 2016 as an individual resource, and there are no noticeable changes to the mural's condition or integrity between the 2016 study and Dudek's 2020 assessment. Therefore, it is considered a historical resource for the purposes of CEQA.

B12. References (Continued):

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Grimes, T. and C. Chiang. 2009. *City of Riverside Modernism Context Statement*. Prepared by Christopher A. Joseph & Associates. November 3, 2009. Accessed July 9, 2019. <https://www.riversideca.gov/historic/pdf/Modernism.pdf>

HRG (Historic Resources Group). 2013. *City of Riverside Citywide Modernism Intensive Survey*. Prepared for the City of Riverside Community Development Department, Planning Division. September 2013. Accessed October 21, 2020. <https://riversideca.gov/historic/pdf/Modernism-II-Survey.pdf>

NETR (Nationwide Environmental Title Research LLC). 2020. *Historic Aerial Photographs of Riverside Community College District* dating from 1948, 1966, 1967, 1980, 1994, 2002, 2005, 2009, 2010, 2012, 2014, and 2016. Accessed October 7, 2020. <https://www.historicaerials.com/viewer>

Press-Enterprise. 2014. "RIVERSIDE: Artist, biology professor Sam Huang dies at 79." February 20, 2014. <https://www.pe.com/2014/02/20/riverside-artist-biology-professor-sam-huang-dies-at-79/>

CONTINUATION SHEET

Property Name: "Ecology" Mural

Page 12 of 12

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RCCD (Riverside Community College District). 1964. "Prop 2 Campaign." News release. October 5, 1964. Public Information Office, Riverside City College. Held by the Salvator G. Rotella Digital Library.

RCCD. 1969. "Riverside City College Dedication Special to CNA Bulletin." News release. April 4, 1969. Public Information Office, Riverside City College. Held by the Salvator G. Rotella Digital Library.

RCCD. 1989. *Riverside City College 1916-1981 A 65-Year History*. Riverside, CA: Board of Trustees, Riverside Community College District. Held by the Salvator G. Rotella Digital Library.

RCCD. 2001. *A Brief History of Riverside Community College*. Riverside, CA: Riverside Community College District. Accessed October 8, 2020.
<https://www.rcc.edu/about/president/Documents/rccd-college-history.pdf?Mobile=1&Source=%2Fabout%2Fpresident%2F%5Flayouts%2Fmobile%2Fview%2Easp%3FList%3D191f462b%252De5eb%252D4765%252D848f%252D38720204c7f3%26View%3Daea86c65%252Dfc7e%252D4211%252D9d0b%252D5c6795134859%26ViewMode%3DDetail%26CurrentPage%3D1>

Ruhnau, Evans, Brown & Steinmann. 1963. RCC General Development Plan. Riverside City College, Riverside, California. Held by the Salvator G. Rotella Digital Library.

Sagara, M. Rosalind. 2016. Chinese Americans in Riverside: Historic Context Statement. Prepared for the City of Riverside. September 2016. Accessed October 21, 2020.
<https://irma.nps.gov/DataStore/DownloadFile/577108>

Steinberg Architects. 2008. Long Range Educational & Facilities Master Plan. Riverside City College, Riverside Community College District. March 2008.
<https://www.rcc.edu/about/president/strategic-planning/Documents/RiversideMasterPlanFacilities2008-04.pdf>

UCSB (University of California, Santa Barbra). 2020. Historic Aerial Photographs of Riverside Community College District dating from 1931, 1938, 1954, 1959, 1962, 1963, 1967, 1976, 1977, 1980, 1989, 1994, 2002, and 2004. Map & Imagery Laboratory (MIL) UCSB Library, Electronic Resource,
http://mil.library.ucsb.edu/ap_indexes/FrameFinder. Accessed October 7, 2020.

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State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 24 *Resource Name or #: (Assigned by recorder) Life Science Building

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Riverside West Date 2001 T 02S; R 05W; NW ¼ of NW ¼ of Sec 26 San Bernardino B.M.

c. Address 4800 Magnolia Ave City Riverside Zip 92506

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 464913.27 mE/ 3759066.88 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is located on the campus of Riverside City College.

Elevation: 849 ft amsl

Decimal Degrees: 33.971591, -117.379891

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Life Science Building is a two-story, rectangular plan building, with a flat roof decorated by a broadly hipped, red clay tile-clad roof-topped parapet, a subtle stylistic nod to the Spanish Colonial Revival and Classical Revival Quadrangle building. Behind the parapet, the roof is flat and in the center of the roof is a small enclosure for machinery. The building is entirely clad with rough-sided, aggregate, beige Concrete Masonry Units (CMU). (See Continuation Sheet)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: HP15.
Educational building

*P4. Resources Present: Building
 Structure Object Site District Element
of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Life Science Building, Main (south) elevation, looking north (IMG 4487)

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
1967 (RCCD)

*P7. Owner and Address:
Riverside Community College
District (RCCD)
3801 Market Street
Riverside, CA 92501

*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek
38 North Marengo Avenue

Pasadena, California 91101

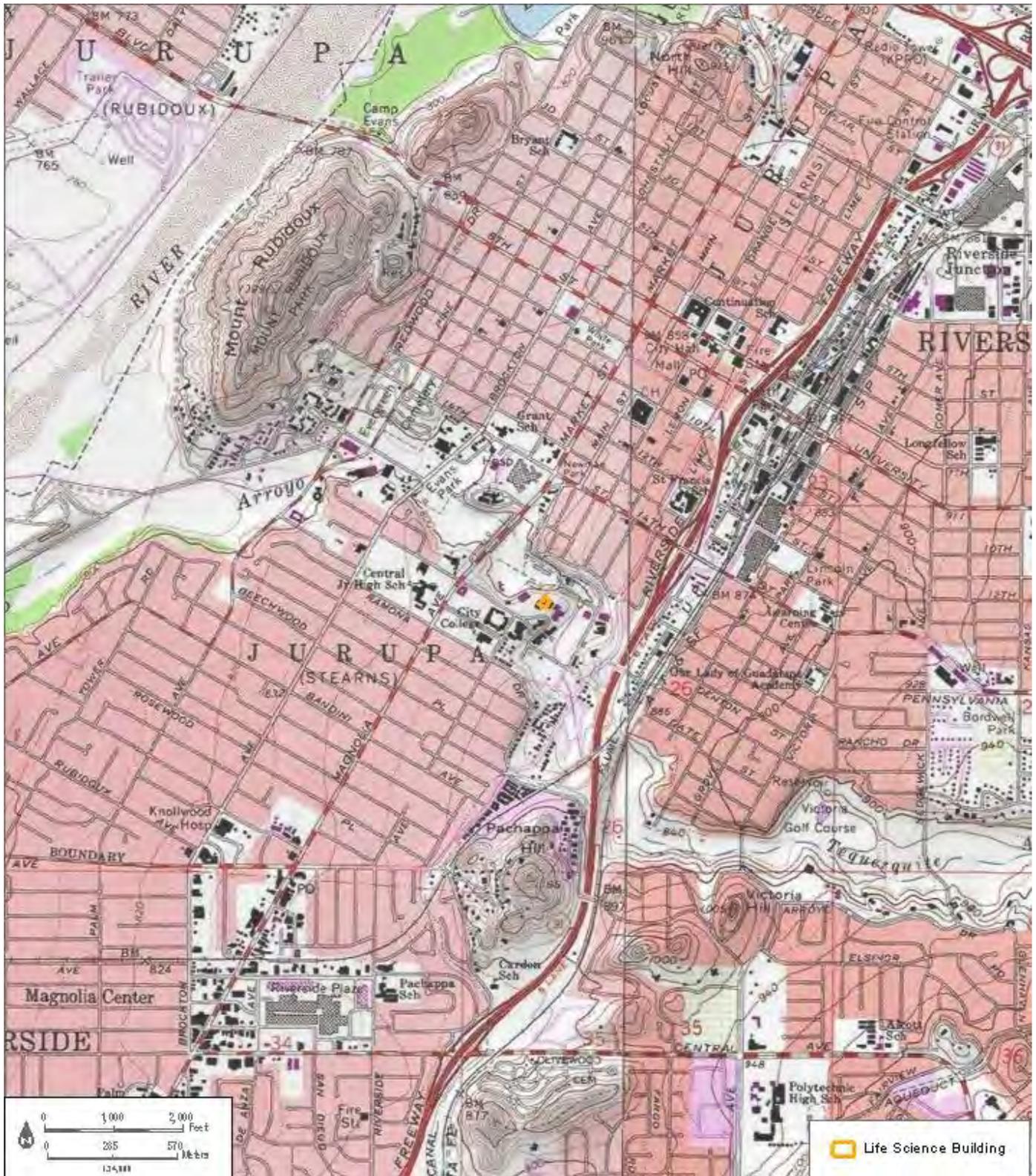
*P9. Date Recorded: 9/9/2020

*P10. Survey Type: (Describe) Intensive-level

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2020. Historic Resources Technical Report for the Riverside City College Life Science/Physical Science Reconstruction Project. November 2020.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

Page 2 of 24 *Resource Name or # (Assigned by recorder) Life Science Building
*Map Name: Riverside West, Calif. *Scale: 1:24,000 *Date of map: 2001 (1999 ed.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Life Science Building *NRHP Status Code 6Z
Page 3 of 24

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: educational building B4. Present Use: educational building
*B5. Architectural Style: Mid-Century Modern and Brutalism

*B6. Construction History: (Construction date, alterations, and date of alterations)
The Life Science Building is an institutional type classroom and laboratory building and was completed and dedicated in 1967. The building was designed by architecture firm Cowan and Bussey, AIA, and constructed by general contractor J.B. Wallace. The building is a relatively unobtrusive, modern, institutional type, exhibiting muted and restrained elements of Mid-Century Modern and Brutalist architecture styles, but lacks the character-defining features to be identifiable one or the other. (See Continuation Sheet)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features: none
B9a. Architect: Cowan and Bussey, AIA b. Builder: J.B. Wallace
*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History of the Life/Physical Science Buildings

Physical and Life Science classes have been part of Riverside City College's curriculum since 1916, opening with Physics and chemistry classes, adding biology and zoology in 1917, nursing classes by 1924, and health sciences by 1926. Some of the earliest faculty at Riverside City College included Howard H. Bliss, Physics faculty and founder of the college's Cooperative Program, famed desert biologist Edmund C. Jaeger, and geologist Julius W. Eggleston. Subsequent "generations" of science instructors were less well known, but these earliest faculty set the stage for the science program's acclaim and importance in the Riverside City College curriculum. Prior to the establishment of University of California at Riverside and the growth of San Bernardino State University, Riverside City College was one of the only scientific college institutions in this part of the state. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Kate Kaiser, MSHP
*Date of Evaluation: November 9, 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Life Science Building

Page 4 of 24

P3a. Description (Continued):

Wrapping the second floor and providing access from the sunken plaza and Courtyard ramps is a covered, wraparound, exposed concrete, cantilevered walkway, constructed of pre-fabricated concrete panels and with a coffered detail on the underside. The walkway railing features black-painted metal balusters, topped by a concrete rail. These details together create a strong horizontal emphasis. Doors and windows throughout the building have little ornament or detail. Doors occur singly or in pairs and are always metal, windowless doors, with solid, windowless metal transoms, occasionally with metal louvered vents. Windows occur as sidelights around doors or in pairs throughout the building and are fixed, metal-framed, tall and narrow, beginning at mid-height and stretching to nearly to the roofline. The bulkheads under the windows are clad with red-painted ceramic tile.

The Life Science Building has the following character defining features:

- CMU construction throughout, with rough unadorned poured concrete construction details
- Hipped roof-on-parapet detail with red clay tile cladding with wide overhang
- Wrap-around cantilevered walkway and bridge provides access to second floor
- Sunken plaza and stairs provide access to first floor
- Strongly emphasized, repetitive horizontal lines
- Unobtrusive windows and doors situated in narrow voids



Figure 1. Life Science, Main (south) elevation, looking north (IMG_4487)

CONTINUATION SHEET

Property Name: Life Science Building

Page 5 of 24



Figure 2. Life Science, East elevation, looking northwest (IMG_5425)



Figure 3. Life Science, portion of West elevation, looking east (IMG_5240)

CONTINUATION SHEET

Property Name: Life Science Building
Page 6 of 24



Figure 4. Life Science, portion of West elevation, looking east (IMG_5218)



Figure 5. Life Science, North Elevation, looking southwest (IMG_5208)

CONTINUATION SHEET

Property Name: Life Science Building

Page 7 of 24



Figure 6. Life Science, portion of North and East elevations, looking southwest (IMG_5207)



Figure 7. Life Science, portion of east elevation and cafeteria elevated walkway, looking northwest (IMG_5190)

CONTINUATION SHEET

Property Name: Life Science Building
Page 8 of 24



Figure 8. Life Science, Detail, coffered ceiling under cantilevered walkway (IMG_4545)



Figure 9. Life Science, Detail, mural location (IMG_2157)

CONTINUATION SHEET

Property Name: Life Science Building

Page 9 of 24

*B10. Significance (continued):

For the earliest years, the science programs were located in the 1924 Science Building, which was half of the east side of the Quadrangle building (RCCD 1989).

In 1963, as a result of the Ruhnau, Evans, Brown & Steinmann Master Plan, Riverside City College began to move forward with its plans for college expansion, projecting enrollment and capacity for 4,400 students. Two of the outstanding conclusions of the master plan was to: (1) convert the existing Quadrangle Science rooms back to lecture rooms; and (2) construct a new science complex so designed as to fit the function of housing the physical science, engineering, and mathematics division, and the biological sciences division (Ruhnau, Evans, Brown & Steinmann 1963: 32). The plan also proposed a new Library and Student Center be part of the Science building complex, recommending that it also be "withdrawn from the academic activity area" of the Quadrangle (Ruhnau, Evans, Brown & Steinmann 1963: 35). To oversee the master plan, the college hired Dale Bragg, AIA as campus architect, whose role would be to coordinate with architects contracted to work at the college, approve plans, and present them to the Board of Directors (RCCD 1989; Ruhnau, Evans, Brown & Steinmann 1963).

In 1962 and again in 1964, bond funded measures passed with overwhelming support, giving Riverside City College the necessary funding to absorb the Polytechnic High School campus and build four new campus buildings. Demolition began in summer 1965, between school years. Riverside City College, under the direction of newly hired campus architect Dale Bragg, used Neptune and Thomas & Associates to serve as the project design leader. Neptune and Thomas had just completed a new campus for Citrus Junior College in Azusa, and at Riverside. Their role was to provide design cohesion between the new campus buildings and the extant historical campus buildings. Bragg's role was less as a designer and more as an interpreter on behalf of the college's Board of Trustees, making sure needs and architectural visions were adequately understood. For the individual buildings: the Biological (Life) Science Building was designed by Cowan & Busey Architects, the Physical Science Building was designed by Harnish, Morgan & Causey, the Student Center was designed by Clinton Marr, and the new Library and adjoining planetarium was designed by Moise & Harbeck. The landscaped courtyard and clock tower feature, one of the most prominent visual points in the new science complex, were designed by a project architect for Neptune and Thomas, David Kikuchi. The chosen contractor for all buildings was a local contractor, JB Wallace Construction Company (RCCD 1989; SBCS 1965; Press-Enterprise clippings 1965a, 1965b, 1965c, 1965d, 1965e, 1965f, 1965g, 1965h, 1965i, 1965j).

The first phase of construction was for the Physical and Life Science buildings, the first development in "the Promontory" building program. This first phase began in 1966. The Life Science Building, originally imagined as the Biological Sciences Building, began construction in March 1966, just months after the final building at the Polytechnic High School was removed. It cost \$469,950 and was completed in 1967. The Physical Science Building was started in May 1966 and cost \$483,050 and was completed later in 1967. The buildings featured modern classrooms and laboratories with the latest available technology (Press-Enterprise clippings 1965f, 1965g, 1965i, 1965j). According to RCC Reports, a press release:

The Biological Science Division occupies the lower floor. It has the use of five labs and one large lecture hall seating 121, as well as faculty offices and preparation and storage rooms. The second floor provides three math classrooms and five labs for Nursing classes and a lecture room seating sixty. Two of the labs on this floor are equipped with movable sound conditioned walls to permit dual use of the area. All labs and lecture rooms are wired for closed circuit television, and many are equipped with room dimmers to facilitate

CONTINUATION SHEET

Property Name: Life Science Building

Page 10 of 24

the use of audio-visual equipment. The large lecture hall has vertically moving chalkboards. Two are white to permit use of colored chalk, particularly useful in the biological sciences, and two permit the use of iridescent chalk and black light (RCCD 1967).

Despite being designed by separate architecture firms, the buildings drew from a very similar palette, still nodding to the Quadrangle's Spanish Colonial and Classical Revival elements with their use of pillars and red clay tile roof cladding. According to another 1967 RCC Reports press release:

The Life Science Building is the first major new structure in the college's campus development program to be completed. Aesthetically and functionally, the new building is paired with the adjacent Physical Science Building, which is scheduled for occupancy during the Christmas holidays. Each is a two story building which by virtue of site grading and bridges and ramps permits easy access to all levels for wheel chairs and hand trucks for freight deliveries. All classrooms and laboratories open at one end on exterior walkways and at the other on a central preparation and dispensing room. Rising between the two buildings is a tower whose most conspicuous feature will be a large clock, but which houses rest rooms and heating and air conditioning equipment for both buildings (RCCD 1967).

The next phase of construction was Clinton Marr's Student Center, which was started in 1967 and completed in 1968. The final phase was the Library and Planetarium, which was started in 1967 and completed in 1969 to some fanfare. As these projects were simultaneously being worked on other projects around campus included remodeling the auto-body shop left over from the Polytechnic High School, remodeling Wheelock gymnasium, remodeling a portion of the Quadrangle building and others. All told at least eight construction projects were concurrently changing the face of the Riverside City College campus between 1966 and 1969 under campus architect Dale Bragg. All building phases were complete by 1969, however the courtyard and plantings were not finished until 1971. (Press-Enterprise clippings 1968a, 1969a).

After construction, the Biological Sciences building was changed to the Life Science Building and the nursing program occupied the top floor. While the other buildings at the promontory project were not formally dedicated, the Library building was dedicated as the Martin Luther King Library at the time of its opening in 1971. After the dedication, Dale Bragg resigned from his role as campus architect and re-opened his private practice in downtown Riverside, continuing to work for the college as a consultant only. Other changes include the introduction of a mural in the 1970s. In 1975, Professor Samuel D. Huang, a biology instructor and faculty member, added the mural on the first floor of the Life Science Building, the only art installation at the two buildings. Other campus instructors or alumnae, including famous graphic artist and sculptor Miné Okubo, also did art installations in the 1970s, usually sculptures, which are still found throughout the campus. At the time, Huang had just joined the faculty in 1974, but the Life Science building mural would be the first of several in Riverside as Huang pursued his art and teaching career. The Life and Physical Science Buildings remained occupied until approximately 2012, when the new Math and Science Building was dedicated and the programs moved to the new building (Press-Enterprise clippings 1969a, 1969b, 1969c; RCCD 1969, 2020; Steinberg 2008).

Architectural Styles

Modern architectural styles, especially as they pertain to public, institutional buildings such as libraries, school district offices, hospital, civic buildings, and

CONTINUATION SHEET

Property Name: Life Science Building

Page 11 of 24

primary, secondary, and post-secondary education buildings are discussed at length in the 2009 *City of Riverside Modernism Context Statement* (Grimes and Chiang 2009). While the Life Science and Physical Science Buildings do not fall into a specific stylistic category on account of their restrained, generic, institutional features, the closest approximations of their architectural styles as described by Grimes and Chiang, are included below.

Mid-Century Modern (circa 1950-1975)

Per the 2009 *City of Riverside Modernism Context Statement* (Grimes and Chiang 2009), Mid-Century Modernism in Riverside is described as:

Perhaps in response to criticisms that modern architecture was too sterile, architects began experimenting with shapes, materials, and color. Mid-Century Modern is a term used to describe the evolution of the International Style after World War II. Mid-Century Modern architecture is more organic and less doctrinaire than the International Style. It is characterized by more solid wall surfaces. It was during this period that stacked brick became a popular material in commercial and educational buildings. Many of the small-scale commercial buildings in the Magnolia Center area use stacked brick or stone as a primary exterior material, rather than concrete and glass. Brockton Square (1960), a complex of professional offices, is even more complex in materials, form, and composition. In residential buildings, the post-and-beam became the preferred method of construction for Mid-Century Modern architects. The house Clinton Marr designed for his family in 1954 is a good example of post-and-beam construction, as well as the warmer quality of post-war, as opposed to pre-war modern architecture. It is located at 6816 Hawarden Drive amongst other custom-designed Mid-Century Modern homes.

Character-defining Features of Mid-Century Modern:

- Simple geometric forms
- Post-and-beam construction
- Flat or low-pitched gabled roofs
- Flush mounted steel framed windows or large single-paned wood-framed windows
- Exterior staircases, decks, patios, and balconies
- Brick or stone often used as primary or accent material

Brutalism (circa 1955-1975)

Per the 2009 *City of Riverside Modernism Context Statement* (Grimes and Chiang 2009), Brutalism in Riverside:

... was another architectural movement that developed during the 1950s in response to the International Style of architecture. International Style buildings often had a light and skeletal appearance created by the extensive use of steel structures with glass curtain walls. Brutalism was all about creating massive monolithic structures and stretching the limits of how concrete could be shaped. More properly known as "New Brutalism" during its heyday, the name was derived from *beton brut*, the concrete casting technique used by Le Corbusier in the *Unite d'Habitation*, Marseille, France (1952). The English architects Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post-World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, and Paul Rudolph.

CONTINUATION SHEET

Property Name: Life Science Building

Page 12 of 24

Character-defining features of Brutalism include:

- Blockish, geometric and repetitive shapes
- Facades with sculptural qualities
- Usually rough unadorned poured concrete construction
- Prefabricated concrete panels with exposed joinery or exposed concrete as building finish
- Windows as voids in otherwise solid volumes
- Raised plazas and base articulation
- Brick and stone sometimes used as the primary material in later examples

Identified Architects

Cowan and Bussey, AIA

The architecture firm Cowan and Bussey, AIA was comprised of William Lawrence Cowan (1922-1993) and Noble R. Bussey (1927-2018). Cowan was born in Knoxville, Tennessee in 1922 and attended Riverside College. Prior to establishing Cowan and Bussey, the firm was called Cowan and Associates. Cowan and Bussey, AIA had offices in Riverside and San Bernardino with its primary office located at 3681 6th Street, Riverside. The majority of the firm's commissions were in Riverside and San Bernardino on a variety of building types including religious buildings, single-family residences, office buildings, apartment complexes, hospitals, commercial buildings, and educational buildings including primary, secondary, and colleges. The majority of the buildings designed by Cowan and Bussey, AIA in the 1960s utilized the Mid-Century Modern architectural style, with Tiki Modern used occasionally including the Aloha Homes (1961) and Islander Swim and Recreation Center (circa 1965). In 1961, the firm designed six house plans for the Champion Oaks residential development in Roseville, newspapers noted the firm was "nationally known, award winning AIA architects and offer many unusual and stimulating concepts never before shown to the home buying public" (PT 1961). They were known to build educational and residential complexes including the California Baptist University (1966-1968). Archival research failed to identify the specific end date of the partnership between Cowan and Bussey but it is unlikely to have lasted past the mid-1970s. Several properties designed by Cowan and Bussey were determined eligible in the recently produced 2013 Modernism Survey Report, however, to date, none have been listed formally on the CRHR or as a local Riverside landmark or structure of merit (Bowker 1962; City of Riverside 2012; Grimes and Chiang 2009; HRG 2013).

Other known works in California include:

- University Baptist Church, 3334 Iowa Avenue, addition (1959) determined eligible for the local landmark register in 2013, CHRS code 5S3) (HRG 2013)
- 5451 Glenhaven Avenue, Residence, Riverside (1960)
- Bourns Incorporated Headquarters, 1200 Columbia Avenue, Riverside (1961), determined eligible for the local and CRHR in 2013, CHRS codes 3CS and 5S3) (HRG 2013)
- Champion Oaks, Roseville (1961)
- Aloha Homes, tract housing, Orange (1961)
- 6905 Brockton Avenue, Office Building, Riverside (1962)
- Riverside Convalescent Hospital, 4768 Palm Avenue, Riverside (1962) determined eligible for the local landmark register in 2013, CHRS code 5S3) (HRG 2013)
- La Paloma Restaurant, Tustin (1963)
- La Mesa Hospital, San Diego (1964)

CONTINUATION SHEET

Property Name: Life Science Building

Page 13 of 24

- Magnolia Professional Building, 6770-94 Magnolia Avenue, Riverside (1965)
- Riverside automotive center, Riverside (1965)
- William Cowan Residence, 4269 Miramonte Place, Riverside (1965), determined eligible for the local and CRHR in 2013, CHRS codes 3CS and 5S3) (HRG 2013)
- Islander Swim and Recreation Center, Riverside (circa 1965)
- Castle View Elementary, 6201 Shaker Drive, Riverside (1965), determined eligible for the local landmark register in 2013, CHRS code 5S3) (HRG 2013)
- St. George's Episcopal Church, 950 Spruce (1966)
- Circle K Market, 3264 Maude Street, Riverside (1966) determined eligible for the local landmark register in 2013, CHRS code 5S3) (HRG 2013)
- California Baptist University, Knights of Pythias Hall, Dormitories Smith & Simmons Halls, Van Dyne Field House, Riverside (1966-1968)
- Riverside City College, Life Science Building, Riverside (1967)
- Central Plaza Financial Center, 3600 Central Avenue, Riverside (1969)
- West Redlands Apartments, Riverside (1970)
- Mecca Vineyards apartment complex, Indio (1970)
- Meadowbrook Park and Tower Apartments, San Bernardino (1971)

Project Architect: Neptune & Thomas Associates (1960-1989)

Donald Neptune and Joseph Thomas founded the architecture firm of Neptune & Thomas, Architects, AIA in 1953 in Pasadena, California. Donald Eugene Neptune was born in San Diego, California in 1916, and graduated with a BA in architecture from the University of California, Berkley in 1940. After serving in the U.S. Naval Reserve from 1943 to 1946, he launched the architecture firm Neptune and Gregory, which lasted until 1953. Joseph Fleischman Thomas was born in Oak Hill, West Virginia on March 23, 1915. He attended Duke University and graduated with a BA in architecture from Carnegie-Mellon University in 1938. Thomas worked in small architecture firms in Virginia and Tennessee. After serving in the Navy in 1943, he moved to Riverside, California then to Los Angeles. In 1947, Thomas moved to Pasadena and formed his own architecture firm before creating Neptune and Thomas, Architects, AIA in 1953 (MSD 2019; Legacy.com 2019; PCAD 2019a).

Neptune and Thomas were known for their numerous large-scale institutional and commercial designs. These included educational buildings, auditoriums, dormitories, retirement homes, office buildings, medical buildings, and military facilities. The firm won an AIA honor award for their design of the 1957 Methodist Hospital of Southern California and a Design Merit Award for their designs of Azusa High School and the Pasadena Neptune and Thomas Office Building. In 1960, the firm changed names to Neptune and Thomas and Associates through adding associates C. Allan Spencer, Frank Kirk Helm, Anthony O'Keefe, Cecil Frank Klassen, James Follette Currier, Grover L. Starr, and Joseph Arthur Leick. Neptune and Thomas and Associates remained working in Pasadena at their office located at 1560 W. Colorado Blvd as well as their office in San Diego often working inland in Riverside County as well. The firm worked on the redesign of several college campuses including Riverside City College, serving as the design leader for the expansion and modernization of college facilities including four new buildings. Neptune & Thomas and Associates were skilled in providing harmony between the new buildings and the older structures to be retained (MSD 2019; PCAD 2019a, 2019b; SBCS 1965).

By 1970, the firm had three offices in Southern California including Pasadena, San Diego, and Los Angeles. The firm frequently worked on education buildings including ones for the Los Angeles College of Optometry, University of California, Los Angeles, Riverside City College, Northrop Institute of Technology, Citrus College, University of

CONTINUATION SHEET

Property Name: Life Science Building

Page 14 of 24

California, San Diego, Pepperdine University, and CSULB. Typically, these buildings were Mid-century Modern, Brutalist, or International Style utilizing large linear expanses of glass, often incorporating concrete, brick, and stucco (MSD 2019; LAC 2019a; PCAD 2019a, 2019b; LAT 1980, 1984).

In 1989, the firm name changed again with the merging of Neptune & Thomas and Associates and Davis-Duhaime Associates to form Neptune, Thomas, and Davis or NTD. In 2004, NTD merged with the Stichler Group to become NTDStichler Architecture. The firm's final name change came in 2007 with the change to NTD Architecture, which it remains with seven offices located throughout California and Arizona (Archinect 2019, PCAD 2018a). Other known works in California include:

Neptune & Thomas, Architects, AIA (1953-1960)

- U.S. Marine Corps Training Center, Twentynine Palms (1954)
- Barstow Community Hospital, Barstow (1956)
- Azusa High School, Azusa (1956)
- Methodist Hospital of Southern California, Acadia (1957)
- Neptune and Thomas Office Building, Pasadena, 1957)
- Men's Dormitory, Los Angeles College of Optometry, Los Angeles (1959)

Neptune & Thomas and Associates (1960-1989)

- Upland Medical Center, Upland (1960)
- Laboratory for Nuclear Medicine, University of California, Los Angeles (1961)
- Pacific Homes, 5300 Santa Monica Blvd, Los Angeles (1961)
- Dover building, Northrop Institute of Technology, Thousand Oaks (1965)
- Riverside City College, Expansion and Redesign, Riverside (1965)
- City of Duarte Public Library, Duarte (1966)
- York Hall, University of California, San Diego (1966)
- Blair High School, San Diego (1966)
- Fountain Valley High School, Fountain Valley (1967)
- West Covina City Hall, West Covina (1969)
- Hillside College residence halls, Phase 2, CSULB (1969-1970)
- High Energy Physics Lab, California Institute of Technology, Pasadena (1969)
- Haugh Performing Arts Center, Citrus College, Glendora (1971)
- Sanitation District of Los Angeles County Office, Whittier (1973)
- Pierce College, Auditorium, Los Angeles (1979)
- Schoenberg Hall Addition, University of California, Los Angeles (1980)
- Southeastern California Conference of Seventh-day Adventists, Riverside (1981)
- Parkside College residence halls, Phases 3 and 4, CSULB (1983, 1984)
- Charles B. Thornton Administrative Center, Pepperdine University, Malibu (1985)

Campus Architect: Dale Vernon Bragg, AIA (1959-1970)

Dale Vernon Bragg was born on January 10, 1928 in Ontario, California. After graduating from Chaffey High School in 1945, Bragg served in the U.S. Navy and attended USC School of Architecture. Bragg worked for the development company Sun Gold between 1952 and 1953 and designed the Contemporary House, the most elaborate of the four Sun Gold models, a residential tract development. After working for architectural firms in San Diego, Beverly Hills, Los Angeles and Herman O. Ruhnau Inc. in Riverside, Bragg established his own firm in 1959. The firm's office was located in Suite 26 of the Virginia Building, 3931 Orange Street, Riverside. Bragg served as a member of the Riverside Planning

CONTINUATION SHEET

Property Name: Life Science Building

Page 15 of 24

Commission between 1962 and 1964 and Riverside City College's campus architect between 1964 and 1969. Later in his career, Bragg worked for Riverside County and Rossetti Construction Company. Known for office buildings, banks, commercial buildings Bragg frequently designed in the Mid-Century Modern architectural style (Bowker 1970; HRG 2013; PE 2012; RDP 1953, 1959).

Other known works in California include:

- Sun Gold Subdivision, Contemporary House design, Riverside (1953)
- Western Municipal Water District office, 6241 Riverside Ave., Riverside (1959)
- Gage Canal Headquarters, 7452 Dufferin Avenue, Riverside (1959)
- Riverside Municipal Courtroom, Riverside (1959)
- University House, University of California, Riverside (1959)
- Independent Financial Advisors office, 5995 Brockton Avenue, Riverside (1965)
- First American Title Co. Building, Riverside (1961)
- Mile Square Building, 4101 Orange Street, Riverside (1961)
- Riverside Company Administration Center, Elsinore (1962)
- Hyatt Elementary School, Riverside (1963)
- Bordwell Medical Offices; National Cremation Service, Riverside (1965)
- Juvenile Hall Security Modification, Elsinore Civic Center, Riverside (1973)
- Juvenile Court Facility, Elsinore Civic Center, Riverside (1973)

NRHP/CRHR Designation Criteria

The Life Science Building at Riverside City College does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, based on the following significance evaluation.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The Life Science Building was started in 1966 and completed in 1967. Archival research indicated that the Life Science Building was part of a multi-phase building project that emerged from the 1963 Ruhnau, Evans, Brown & Steinmann Master Plan which provided at once for the demolition of the Polytechnic High School and the construction of a new science classroom complex, student center, library, closing the campus off to vehicular traffic, creating more parking and other major planning changes and expansions that were common at higher learning institutions after the State of California promised financial support in the 1960 Donahoe Act. Riverside City College's master plan and plan execution are one of dozens funded by the state and by local bonds after the passage of the Donahoe Act. Despite this, the 1963 Master plan was not the first master plan for Riverside City College, or last, however this master plan and subsequent action by the college is more important for demolishing the Polytechnic High School, the original building in which the College held classes when it was run simultaneously with high school courses. Prior to its approval, other master plans and planned expansions also resulted in the construction of buildings along Terracina Drive, shop buildings and athletics buildings in the Arroyo, and expansions and improvements to the College's oldest building: the Quadrangle. The construction of the new science complex did not have a measurable effect on the College's faculty, department programming, or the student body growth,, and was started and completed at a time when other social and political issues unrelated to this building were transforming the campus' administration and faculty. The Life Science Building is unrelated to those political and social issues which led to the formation of the Black Student Union, United Mexican-American Students, Associated Student Body, or demonstrations against the war in Vietnam. The building also

CONTINUATION SHEET

Property Name: Life Science Building

Page 16 of 24

has not made a measurable historical impact on the larger City or County of Riverside, or the State of California. Therefore, the Life Science Building does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that any faculty, administrative staff, students, or other people associated with the Life Science Building are known to be historically significant figures at the national, state, or local level. As such, the Life Science Building is not known to have any historical associations with people important to the nation's or state's past. Therefore, the Life Science Building does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Life Science Building was designed by architecture firm Cowan and Bussey, AIA, and constructed by general contractor J.B. Wallace in 1967. The building is a relatively generic, modern, institutional type building with muted and restrained elements of Mid-Century Modern and Brutalist architectural styles, but lacks enough character-defining features to be identified with either one. The building is one of four similar-looking buildings constructed at Riverside City College between 1967 and 1969, including the Physical Science Building (1967), Student Center (1968), and Martin Luther King Jr. Learning Center (1969) which were all part of a project overseen by campus architect Dale Bragg, AIA and project architect Neptune and Thomas & Associates.

The Life Science Building lacks the distinctive characteristics of a single architectural style, instead borrowing from multiple styles and including anachronistic elements such as the hipped roof-on-parapet detail to respect the oldest building at the campus, the Quadrangle Building. The building has elements of Mid-Century Modernism and Brutalism, however the Life Science Building does not possess enough distinctive characteristics of either style to be clearly identifiable as one or the other. This is somewhat common among educational/institutional buildings created in the 1960s and 1970s which do not quite possess enough distinguishing characteristics to meet criteria for an architectural style, but are cohesive with other buildings on their campus or in their immediately surroundings. Other examples of this generic but cohesive modern style can be seen at the California State University Long Beach campus, Chaffey College campus in Rancho Cucamonga, and Citrus College campus in Azusa.

The Life Science Building is also not representative of the work of a master architect. Cowan & Bussey were a local firm from Riverside that specialized in Mid-century Modern institutional and commercial buildings and were primarily active in the 1960s. Cowan and Bussey have ten Mid-Century Modern buildings recently recommended eligible for the CRHR or as local Riverside Landmarks in a 2013 survey, however their body of work is not best represented by the Life Science Building. Compared to the ten other buildings, the Life Science Building is at best, a modest generic building which lacks the distinguishing characteristics to be readily identifiable as Mid-Century Modern, Cowan and Bussey's preferred style, or Brutalist. The building is also not representative of a particular phase or change in Cowan and Bussey's career or architectural design practice. The Life Science Building is neither their first or last architectural work, nor is it even their first or last education/institutional commission. As such, Cowan and Bussey may be locally important architects and potential candidates for consideration as master architects, the Life Science Building should not be considered a good representation of their work. Neptune and Thomas & Associates, the project architect, do appear to have

CONTINUATION SHEET

Property Name: Life Science Building

Page 17 of 24

had an influence over the design and its cohesion with the rest of the Promontory project buildings. The firm was well known and prolific at creating designs for secondary and post-secondary education institutions as well as medical campuses. However, their work at Riverside City College was less important or representative of their work relative to other examples like their designs for the 1957 Methodist Hospital of Southern California or the Azusa High School campus design, both of which won awards for the firm. Finally Dale Bragg, the campus architect at the time, does not appear to have had a measurable influence over the designs of the Life Science Building and other buildings from this project. Bragg is also not considered a master architect due to a small and non-influential body of work, mostly limited to his work at Riverside City College.

Finally the Life Science Building does not possess high artistic value, as a fairly generic execution of Mid-Century Modernism and Brutalism, and should not be considered representative of a significant and distinguishable entity whose components lack individual distinction among the Promontory project buildings, due to its generic and muted execution and lack of a cohesive or identifiable style. For all these reasons, the Life Science Building does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Life Science Building is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

City of Riverside Statement of Significance

For all of the reasons identified in the discussion of NRHP and CRHR eligibility, the Life Science Building does not appear eligible under any local designation criteria, either as a landmark or structure of merit.

Landmark Criteria

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

As discussed above in Criteria A/1 and C/3, the Life Science Building does not exemplify or reflect special elements of the City's political, economic, social, or architectural history, due to lack of architectural merit or association with a specific historical event or board pattern of development.

2. Is identified with persons or events significant in local, state or national history;

As discussed above in Criteria A/1 and B/2, the Life Science Building is not identified with a particular person or historical event significant to local Riverside or state and national history.

3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

As discussed above in Criteria C/3, the Life Science Building does not embody the

CONTINUATION SHEET

Property Name: Life Science Building

Page 18 of 24

characteristics of a distinctive architectural style, period, or method of construction. While it is identifiable as an institutional/education building type, it does not rise to the level of significance necessary to be considered under this criterion.

4. Represents the work of a notable builder, designer, or architect, or important creative individual;

As discussed above in Criteria C/3, the Life Science Building architecture firm Cowan and Bussey and project architect Neptune and Thomas & Associates rise to the level of notable designers and architects, however the Life Science Building at Riverside City College is not representative of their work and better examples exemplifying the phases of their career and key design styles exist elsewhere through Southern California. Additionally, campus architect Dale Bragg did not rise to the level of notable builder, designer, or architect, and cannot be considered under this criterion.

5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;

As discussed above in Criteria C/3, the Life Science Building does not possess high artistic value and does not represent an architectural achievement or innovation.

6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;

As discussed above in Criteria A/1 the Life Science Building is part of the 1967-1969 Promontory project which redeveloped the Polytechnic High School campus for Riverside City College's needs. It is one of many colleges in California that received funding for such a project from the 1960 Donahoe Act and in this way, is related to a state-wide pattern of educational institution planning and expansion. However, compared to other examples, it is not a particularly reflective example of this pattern because of the relative importance of this expansion was minor for the Riverside City College and did not influence the growth or continued expansion of the College. It did not create new departments or provide additional or timely innovations that could not be found elsewhere on the campus or in the community. Therefore, it should not be considered particularly reflective of the post 1960 Donahoe Act campus planning pattern.

7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or

The Life Science Building is one of many examples of a generic modernistic institutional building type and is common not only throughout the State and City of Riverside, but is also a common style at the Riverside City College Campus. It therefore cannot be considered the last remaining example of the architectural or historical type.

8. Has yielded or may be likely to yield, information important in history or prehistory.

As discussed above in Criteria D/4 there is nothing to indicate that the Life Science Building is likely to yield information important to Riverside's history or prehistory.

Structure of Merit Criteria

CONTINUATION SHEET

Property Name: Life Science Building

Page 19 of 24

City of Riverside defines a "Structure of Merit" as any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City

The Life Science Building does not have a unique location, singular physical characteristic, or unique view or vista. While it might be an established visual feature on the campus, it is not particularly distinctive compared to the building immediately surrounding it.

2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;

The Life Science Building is not an example of a once common, but now rare type of building.

3. Is connected with a business or use which was once common but is now rare;

The Life Science Building is not connected with a business or use that was once common, but now rare.

4. A cultural resource that could be eligible under landmark criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the landmark criteria;

The Life Science Building met two of the City of Riverside Landmark criteria, however did not fall short of meeting a higher threshold of integrity. The Life Science Building is relatively intact and unchanged and has the integrity to support significance, but lacks important architectural merit.

5. Has yielded or may be likely to yield, information important in history or prehistory; or

As discussed above in Criteria D/4 and Landmark Criteria 8, there is nothing to indicate that the Life Science Building is likely to yield information important to Riverside's history or prehistory.

6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains sufficient integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

The Life Science Building exhibits a high degree of integrity and does not meet the qualifications for this criteria.

Integrity Discussion

The Life Science Building maintains integrity of location, as it remains in its original location. It retains integrity of setting as its original setting at the promontory and all surrounding buildings and landscapes were built simultaneously with the Life Science Building. The Life Science Building has had no major changes to design, materials or workmanship and appears much like it did when it originally opened. The Life Science

CONTINUATION SHEET

Property Name: Life Science Building

Page 20 of 24

Building retains integrity of feeling, because together with the surrounding buildings, it evokes a strong sense of 1960s-1970s education facilities, though with due restraint and scale for being on a community college campus. Lastly, the building lacks integrity of association as it is not associated with any significant historical persons or events. In summary, the Life Science Building retains adequate integrity, however it does not rise to the level of significance required for designation at the national, state or local levels.

Summary of Evaluation Findings

As a result of the extensive archival research, field survey, and property significance evaluations. The Life Science Building is recommended not eligible for NRHP, CRHR, or City of Riverside landmark or structure of merit designation due to a lack of significant historical associations and architectural merit. Therefore, the building is not considered a historical resource for the purposes of CEQA.

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Page 23 of 24

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Page 24 of 24

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State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 26 *Resource Name or #: (Assigned by recorder) Physical Science Building

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Riverside West T 02S; R 05W; NW ¼ of NW ¼ of Sec 26 San Bernardino B.M.

c. Address 4800 Magnolia Ave City Riverside Zip 92506

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 464856.00 mE/ 3759065.22 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is located on the campus of Riverside City College.

Elevation: 853 ft. amsl

Decimal Degrees: 33.971557, -117.380422

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Physical Science Building is a two-story, rectangular plan building, with a flat roof decorated by a broadly hipped, red clay tile-clad parapet, a subtle, stylistic nod to the Spanish Colonial Revival and Classical Revival Quadrangle building. Behind the parapet, the roof is flat and in the center of the roof is a small enclosure for machinery. The building is entirely clad with rough-sided, aggregate, beige CMU. (See Continuation Sheet)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP15.
Educational building

*P4. Resources Present: Building
 Structure Object Site District Element
of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Physical Science Building,
main (east) elevation, looking
northwest (IMG 4488)

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
1967 (RCCD)

*P7. Owner and Address:

Riverside Community College
District (RCCD)
3801 Market Street
Riverside, CA 92501

*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek
38 North Marengo Avenue

Pasadena, California 91101

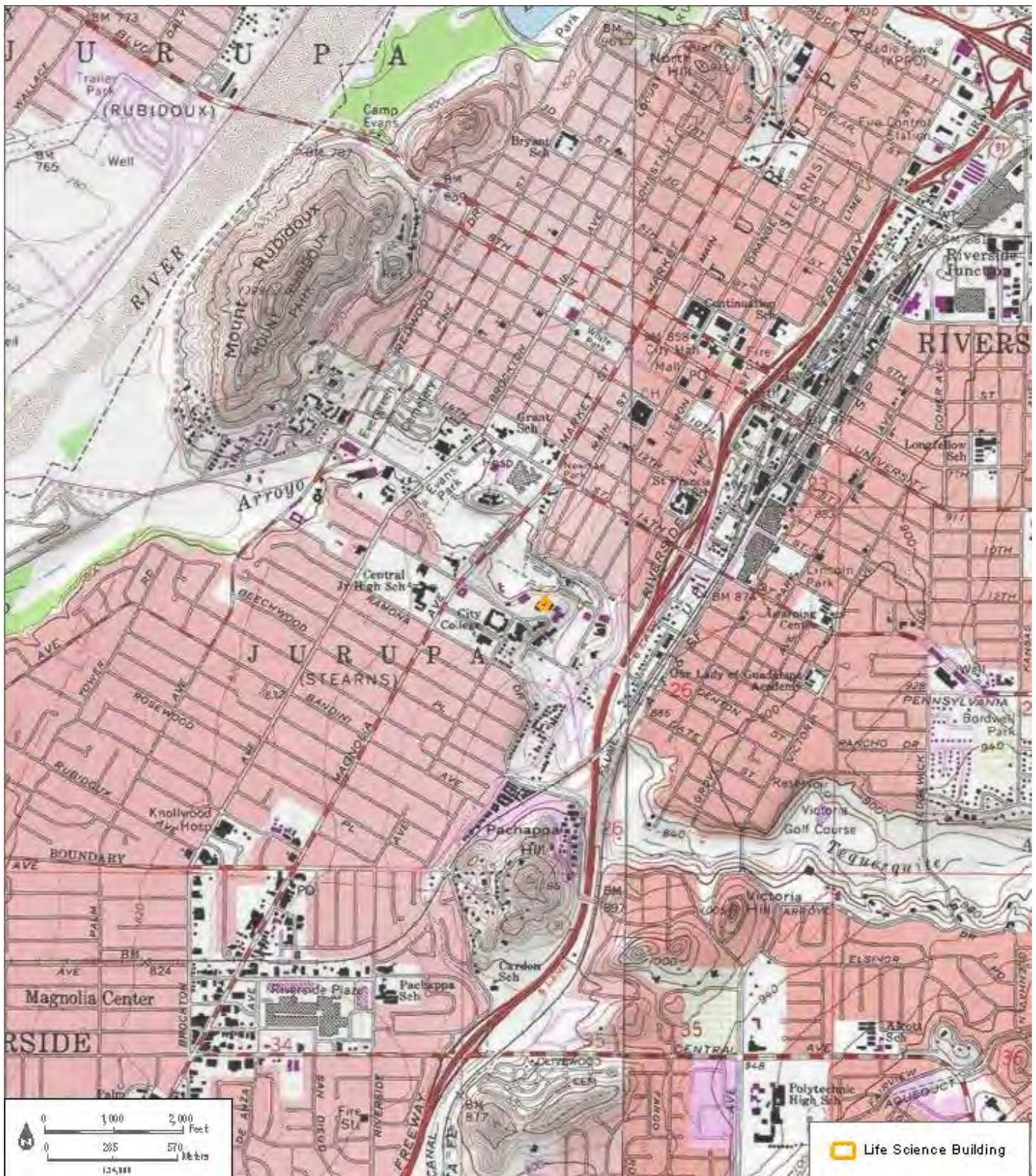
*P9. Date Recorded: 9/9/2020

*P10. Survey Type: (Describe) Intensive-level

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2020. Historic Resources
Technical Report for the Riverside City College Life Science/Physical Science Reconstruction
Project. November 2020.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

Page 2 of 26 *Resource Name or # (Assigned by recorder) Physical Science Building
*Map Name: Riverside West, Calif. *Scale: 1:24,000 *Date of map: 2001



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Physical Science Building *NRHP Status Code 6Z
Page 3 of 26

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: educational building B4. Present Use: educational building
*B5. Architectural Style: Mid-Century Modern and Brutalism

*B6. Construction History: (Construction date, alterations, and date of alterations)
The Life Science Building is an institutional type classroom and laboratory building and was completed and dedicated in 1967. The building was designed by architecture firm Cowan and Bussey, AIA, and constructed by general contractor J.B. Wallace. The building is a relatively unobtrusive, modern, institutional type, exhibiting muted and restrained elements of Mid-Century Modern and Brutalist architecture styles, but lacks the character-defining features to be identifiably one or the other. (See Continuation Sheet)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features: none
B9a. Architect: Harnish, Morgan and Causey, AIA b. Builder: _____
*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History of the Life/Physical Science Buildings

Physical and Life Science classes have been part of Riverside City College's curriculum since 1916, opening with Physics and chemistry classes, adding biology and zoology in 1917, nursing classes by 1924, and health sciences by 1926. Some of the earliest faculty at Riverside City College included Howard H. Bliss, Physics faculty and founder of the college's Cooperative Program, famed desert biologist Edmund C. Jaeger, and geologist Julius W. Eggleston. Subsequent "generations" of science instructors were less well known, but these earliest faculty set the stage for the science program's acclaim and importance in the Riverside City College curriculum. Prior to the establishment of University of California at Riverside and the growth of San Bernardino State University, Riverside City College was one of the only scientific college institutions in this part of the state. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Kate Kaiser, MSHP
*Date of Evaluation: November 9, 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Physical Science Building

Page 4 of 26

P3a. Description (Continued):

Wrapping the second floor and providing access from the sunken plaza and Courtyard ramps is a covered, wraparound, exposed concrete, cantilevered walkway, constructed of pre-fabricated concrete panels and with a coffered detail on the underside. The walkway railing features black-painted metal balusters, topped by a concrete rail. These details together create a strong horizontal emphasis. Doors and windows throughout the building have little ornament or detail. Doors occur singly or in pairs and are always metal, windowless doors, with solid, windowless metal transoms, occasionally with metal louvered vents. Windows occur as sidelights around doors only and are fixed, metal-framed, tall and narrow, beginning at mid-height and stretching to nearly to the roofline. The bulkheads under the windows are clad with red-painted ceramic tile. The building's second level is accessed via bridges from the courtyard and clocktower to the east, or via an outdoor staircase on the west side of the building. From the second story, there are clear vistas of City of Riverside and the athletic fields.

The Physical Science Building has the following character defining features:

- CMU construction throughout, with rough unadorned poured concrete construction details
- Hipped roof-on-parapet detail with red clay tile cladding with wide overhang
- Wrap-around cantilevered walkway and bridge provides access to second floor
- Sunken plaza and stairs provide access to first floor
- Strongly emphasized, repetitive horizontal lines
- Unobtrusive windows and doors situated in narrow voids



Figure 1. Physical Science Building, main (east) elevation, looking northwest (IMG_4488)

CONTINUATION SHEET

Property Name: Physical Science Building

Page 5 of 26



Figure 2. Physical Science Building, portion of South elevation, detail of ramp and stair looking north (IMG 4500)



Figure 3. Physical Science Building, first floor of South elevation, looking west (IMG_4503)

CONTINUATION SHEET

Property Name: Physical Science Building

Page 6 of 26



Figure 4. Physical Science Building, South and West elevation, looking northeast (IMG_4509)



Figure 5. Physical Science Building, detail, stairs on West elevation (IMG_4518)

CONTINUATION SHEET

Property Name: Physical Science Building

Page 7 of 26



Figure 6. Physical Science Building, North elevation with clocktower at left, portables in front, looking southwest (IMG_5251)



Figure 7. Physical Science Building, portion of North elevation, clocktower behind, looking southeast (IMG_4528)

CONTINUATION SHEET

Property Name: Physical Science Building

Page 8 of 26



Figure 8. Physical Science Building, East Elevation lower level walkway, looking south (IMG_4564)



Figure 9. Physical Science Building, East elevation, looking southwest (IMG_4570)

CONTINUATION SHEET

Property Name: Physical Science Building
Page 9 of 26



Figure 10. Physical Science Building, East elevation, looking southwest (IMG_5262)



Figure 11. Physical Science Building, detail, typical classroom door (IMG_4532)

CONTINUATION SHEET

Property Name: Physical Science Building

Page 10 of 26



Figure 12. Physical Science Building, detail, coffered ceiling, looking south (IMG_4560)

*B10. Significance (continued):

For the earliest years, the science programs were located in the 1924 Science Building, which was half of the east side of the Quadrangle building (RCCD 1989).

In 1963, as a result of the Ruhnau, Evans, Brown & Steinmann Master Plan, Riverside City College began to move forward with its plans for college expansion, projecting enrollment and capacity for 4,400 students. Two of the outstanding conclusions of the master plan was to: (1) convert the existing Quadrangle Science rooms back to lecture rooms; and (2) construct a new science complex so designed as to fit the function of housing the physical science, engineering, and mathematics division, and the biological sciences division (Ruhnau, Evans, Brown & Steinmann 1963: 32). The plan also proposed a new Library and Student Center be part of the Science building complex, recommending that it also be "withdrawn from the academic activity area" of the Quadrangle (Ruhnau, Evans, Brown & Steinmann 1963: 35). To oversee the master plan, the college hired Dale Bragg, AIA as campus architect, whose role would be to coordinate with architects contracted to work at the college, approve plans, and present them to the Board of Directors (RCCD 1989; Ruhnau, Evans, Brown & Steinmann 1963).

In 1962 and again in 1964, bond funded measures passed with overwhelming support, giving Riverside City College the necessary funding to absorb the Polytechnic High School campus and build four new campus buildings. Demolition began in summer 1965, between school years. Riverside City College, under the direction of newly hired campus architect Dale Bragg, used Neptune and Thomas & Associates to serve as the project design leader. Neptune and Thomas had just completed a new campus for Citrus Junior College in Azusa, and at Riverside. Their role was to provide design cohesion between the new campus buildings and the extant historical campus buildings. Bragg's role was less as a designer and more as

CONTINUATION SHEET

Property Name: Physical Science Building

Page 11 of 26

an interpreter on behalf of the college's Board of Trustees, making sure needs and architectural visions were adequately understood. For the individual buildings: the Biological (Life) Science Building was designed by Cowan & Busey Architects, the Physical Science Building was designed by Harnish, Morgan & Causey, the Student Center was designed by Clinton Marr, and the new Library and adjoining planetarium was designed by Moise & Harbeck. The landscaped courtyard and clock tower feature, one of the most prominent visual points in the new science complex, were designed by a project architect for Neptune and Thomas, David Kikuchi. The chosen contractor for all buildings was a local contractor, JB Wallace Construction Company (RCCD 1989; SBCS 1965; Press-Enterprise clippings 1965a, 1965b, 1965c, 1965d, 1965e, 1965f, 1965g, 1965h, 1965i, 1965j).

The first phase of construction was for the Physical and Life Science buildings, the first development in "the Promontory" building program. This first phase began in 1966. The Life Science Building, originally imagined as the Biological Sciences Building, began construction in March 1966, just months after the final building at the Polytechnic High School was removed. It cost \$469,950 and was completed in 1967. The Physical Science Building was started in May 1966 and cost \$483,050 and was completed later in 1967. The buildings featured modern classrooms and laboratories with the latest available technology (Press-Enterprise clippings 1965f, 1965g, 1965i, 1965j). According to RCC Reports, a press release:

The Biological Science Division occupies the lower floor. It has the use of five labs and one large lecture hall seating 121, as well as faculty offices and preparation and storage rooms. The second floor provides three math classrooms and five labs for Nursing classes and a lecture room seating sixty. Two of the labs on this floor are equipped with movable sound conditioned walls to permit dual use of the area. All labs and lecture rooms are wired for closed circuit television, and many are equipped with room dimmers to facilitate the use of audio-visual equipment. The large lecture hall has vertically moving chalkboards. Two are white to permit use of colored chalk, particularly useful in the biological sciences, and two permit the use of iridescent chalk and black light (RCCD 1967).

Despite being designed by separate architecture firms, the buildings drew from a very similar palette, still nodding to the Quadrangle's Spanish Colonial and Classical Revival elements with their use of pillars and red clay tile roof cladding. According to another 1967 RCC Reports press release:

The Life Science Building is the first major new structure in the college's campus development program to be completed. Aesthetically and functionally, the new building is paired with the adjacent Physical Science Building, which is scheduled for occupancy during the Christmas holidays. Each is a two story building which by virtue of site grading and bridges and ramps permits easy access to all levels for wheel chairs and hand trucks for freight deliveries. All classrooms and laboratories open at one end on exterior walkways and at the other on a central preparation and dispensing room. Rising between the two buildings is a tower whose most conspicuous feature will be a large clock, but which houses rest rooms and heating and air conditioning equipment for both buildings (RCCD 1967).

The next phase of construction was Clinton Marr's Student Center, which was started in 1967 and completed in 1968. The final phase was the Library and Planetarium, which was started in 1967 and completed in 1969 to some fanfare. As these projects were simultaneously being worked on other projects around campus included remodeling the auto-body shop left over from the Polytechnic High School, remodeling Wheelock gymnasium, remodeling a portion of the Quadrangle building and others. All told at least eight

CONTINUATION SHEET

Property Name: Physical Science Building

Page 12 of 26

construction projects were concurrently changing the face of the Riverside City College campus between 1966 and 1969 under campus architect Dale Bragg. All building phases were complete by 1969, however the courtyard and plantings were not finished until 1971. (Press-Enterprise clippings 1968a, 1969a).

After construction, the Biological Sciences building was changed to the Life Science Building and the nursing program occupied the top floor. While the other buildings at the promontory project were not formally dedicated, the Library building was dedicated as the Martin Luther King Library at the time of its opening in 1971. After the dedication, Dale Bragg resigned from his role as campus architect and re-opened his private practice in downtown Riverside, continuing to work for the college as a consultant only. Other changes include the introduction of a mural in the 1970s. In 1975, Professor Samuel D. Huang, a biology instructor and faculty member, added the mural on the first floor of the Life Science Building, the only art installation at the two buildings. Other campus instructors or alumnae, including famous graphic artist and sculptor Miné Okubo, also did art installations in the 1970s, usually sculptures, which are still found throughout the campus. At the time, Huang had just joined the faculty in 1974, but the Life Science building mural would be the first of several in Riverside as Huang pursued his art and teaching career. The Life and Physical Science Buildings remained occupied until approximately 2012, when the new Math and Science Building was dedicated and the programs moved to the new building (Press-Enterprise clippings 1969a, 1969b, 1969c; RCCD 1969, 2020; Steinberg 2008).

Architectural Styles

Modern architectural styles, especially as they pertain to public, institutional buildings such as libraries, school district offices, hospital, civic buildings, and primary, secondary, and post-secondary education buildings are discussed at length in the 2009 *City of Riverside Modernism Context Statement* (Grimes and Chiang 2009). While the Life Science and Physical Science Buildings do not fall into a specific stylistic category on account of their restrained, generic, institutional features, the closest approximations of their architectural styles as described by Grimes and Chiang, are included below.

Mid-Century Modern (circa 1950-1975)

Per the 2009 *City of Riverside Modernism Context Statement* (Grimes and Chiang 2009), Mid-Century Modernism in Riverside is described as:

Perhaps in response to criticisms that modern architecture was too sterile, architects began experimenting with shapes, materials, and color. Mid-Century Modern is a term used to describe the evolution of the International Style after World War II. Mid-Century Modern architecture is more organic and less doctrinaire than the International Style. It is characterized by more solid wall surfaces. It was during this period that stacked brick became a popular material in commercial and educational buildings. Many of the small-scale commercial buildings in the Magnolia Center area use stacked brick or stone as a primary exterior material, rather than concrete and glass. Brockton Square (1960), a complex of professional offices, is even more complex in materials, form, and composition. In residential buildings, the post-and-beam became the preferred method of construction for Mid-Century Modern architects. The house Clinton Marr designed for his family in 1954 is a good example of post-and-beam construction, as well as the warmer quality of post-war, as opposed to pre-war modern architecture. It is located at 6816 Hawarden Drive amongst other custom-designed Mid-Century Modern homes.

CONTINUATION SHEET

Property Name: Physical Science Building

Page 13 of 26

Character-defining Features of Mid-Century Modern:

- Simple geometric forms
- Post-and-beam construction
- Flat or low-pitched gabled roofs
- Flush mounted steel framed windows or large single-paned wood-framed windows
- Exterior staircases, decks, patios, and balconies
- Brick or stone often used as primary or accent material

Brutalism (circa 1955-1975)

Per the 2009 *City of Riverside Modernism Context Statement* (Grimes and Chiang 2009), Brutalism in Riverside:

... was another architectural movement that developed during the 1950s in response to the International Style of architecture. International Style buildings often had a light and skeletal appearance created by the extensive use of steel structures with glass curtain walls. Brutalism was all about creating massive monolithic structures and stretching the limits of how concrete could be shaped. More properly known as "New Brutalism" during its heyday, the name was derived from beton brut, the concrete casting technique used by Le Corbusier in the Unite d'Habitation, Marseille, France (1952). The English architects Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post-World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, and Paul Rudolph.

Character-defining features of Brutalism include:

- Blockish, geometric and repetitive shapes
- Facades with sculptural qualities
- Usually rough unadorned poured concrete construction
- Prefabricated concrete panels with exposed joinery or exposed concrete as building finish
- Windows as voids in otherwise solid volumes
- Raised plazas and base articulation
- Brick and stone sometimes used as the primary material in later examples

Identified Architects

Harnish, Morgan and Causey, AIA (1960-1978)

In 1940, Jay Dewey Harnish (1898-1991) opened a small architectural firm in Ontario, California focusing on post-World War II housing. Harnish was active in the community, serving on the Ontario Chamber of Commerce and a leading member of the Chamber's Aviation Committee. During this time he forged several important business relationships with medical and educational institutions including San Bernardino County General Hospital, San Antonio Community Hospital, Pomona Valley Medical Center, Kaiser Permanente, Fontana Unified School District, and Ontario-Montclair School District. Former Governor Edmund G. Brown named Harnish to the State Board of Architectural Examiners in 1960. Harnish became Board president in 1962 and retired from the Board in 1968 (LAT 1991; HMC 2020).

In 1960, Harnish's firm expanded with the addition of Jack Edward Causey (1929-2014),

CONTINUATION SHEET

Property Name: Physical Science Building

Page 14 of 26

Melford C. Morgan (1921–2008), and began practicing under the name Harnish, Morgan and Causey, AIA. The architecture firm remained focused on healthcare, education, and civic architecture around Ontario. Their largest commissions in Ontario included Ontario Convention Center, the Ontario Public Library, the Ontario Post Office, the Southern California Edison office building, Ontario International Airport's first terminal building, the General Electric Portable Appliances Center, and the Lockheed Engineering office building. By 1969, the firm had designed some 35 elementary and intermediate schools in Ontario and Upland and three high schools in the Chaffey High School District. In 1969, Harnish was elected into the College of Fellows of the American Institute of Architects (PB 1969; HMC 2020).

In 1978, the firm's name changed from Harnish, Morgan and Causey, AIA to HMC Architects, after the retirement of Harnish with offices located at 500 East E Street, Ontario. By 2006, all three of the original partners had retired. HMC Architects presently has 10 offices in California and Nevada, with 80 licensed architects and 375 total employees. Under the leadership of the original three partners, Harnish, Morgan and Causey, AIA designed 75 schools and 25 hospitals throughout Southern California typically working on large-scale Mid-Century Modern and International style buildings and complexes (PCAD 2020).

Other known works in California include:

Harnish, Morgan and Causey, AIA (1960–1978)

- Chaffey College, Library, Alta Loma (1960)
- Whittier Presbyterian Community Hospital, Whittier (1960)
- Chaffey Joint Union High, Montclair High School, Montclair (1960)
- City of Ontario, Ontario International Airport, Terminal #1, Ontario (1960)
- Ontario Public Library, Ontario (1961)
- Imperial Junior High School, Ontario (1961)
- Hensley-Torta Office Building, Ontario (1963)
- Barstow Community Hospital expansion, Barstow (1966)
- Riverside City College, Physical Science Building (1967)
- Calexico Elementary School, Calexico (1968)
- Calexico Union High School, Calexico (1968)
- Ontario International Airport expansion, Ontario (1968)
- Mel Morgan House, 304 Poco Paseo, San Clemente (1970)
- J. Paul Leonard and Sutro Library, San Francisco State University, San Francisco (1971)
- Kaiser Foundation Hospital clinic expansion, Fontana (1972)
- Martin Luther King, Jr. Hospital and Outpatient Center, Willowbrook (1972)
- Pomona Valley Community Hospital, Pomona (1975)

HMC Architects (1978–present)

- Sinatra Patient Tower, Ever J. Hammes Surgical Pavilion, Desert Hospital, Palm Springs (1981)
- Ontario Convention Center, Ontario (1993)
- Kaiser Permanente Baldwin Park, Baldwin Park (2008)
- Los Angeles USD, Sonia Sotomayor Learning Academies, Los Angeles (2011)
- Kaiser Permanente Fontana Medical Center, Fontana (2013)

Project Architect: Neptune & Thomas Associates (1960–1989)

CONTINUATION SHEET

Property Name: Physical Science Building

Page 15 of 26

Donald Neptune and Joseph Thomas founded the architecture firm of Neptune & Thomas, Architects, AIA in 1953 in Pasadena, California. Donald Eugene Neptune was born in San Diego, California in 1916, and graduated with a BA in architecture from the University of California, Berkley in 1940. After serving in the U.S. Naval Reserve from 1943 to 1946, he launched the architecture firm Neptune and Gregory, which lasted until 1953. Joseph Fleischman Thomas was born in Oak Hill, West Virginia on March 23, 1915. He attended Duke University and graduated with a BA in architecture from Carnegie-Mellon University in 1938. Thomas worked in small architecture firms in Virginia and Tennessee. After serving in the Navy in 1943, he moved to Riverside, California then to Los Angeles. In 1947, Thomas moved to Pasadena and formed his own architecture firm before creating Neptune and Thomas, Architects, AIA in 1953 (MSD 2019; Legacy.com 2019; PCAD 2019a).

Neptune and Thomas were known for their numerous large-scale institutional and commercial designs. These included educational buildings, auditoriums, dormitories, retirement homes, office buildings, medical buildings, and military facilities. The firm won an AIA honor award for their design of the 1957 Methodist Hospital of Southern California and a Design Merit Award for their designs of Azusa High School and the Pasadena Neptune and Thomas Office Building. In 1960, the firm changed names to Neptune and Thomas and Associates through adding associates C. Allan Spencer, Frank Kirk Helm, Anthony O'Keefe, Cecil Frank Klassen, James Follette Currier, Grover L. Starr, and Joseph Arthur Leick. Neptune and Thomas and Associates remained working in Pasadena at their office located at 1560 W. Colorado Blvd as well as their office in San Diego often working inland in Riverside County as well. The firm worked on the redesign of several college campuses including Riverside City College, serving as the design leader for the expansion and modernization of college facilities including four new buildings. Neptune & Thomas and Associates were skilled in providing harmony between the new buildings and the older structures to be retained (MSD 2019; PCAD 2019a, 2019b; SBCS 1965).

By 1970, the firm had three offices in Southern California including Pasadena, San Diego, and Los Angeles. The firm frequently worked on education buildings including ones for the Los Angeles College of Optometry, University of California, Los Angeles, Riverside City College, Northrop Institute of Technology, Citrus College, University of California, San Diego, Pepperdine University, and CSULB. Typically, these buildings were Mid-century Modern, Brutalist, or International Style utilizing large linear expanses of glass, often incorporating concrete, brick, and stucco (MSD 2019; LAC 2019a; PCAD 2019a, 2019b; LAT 1980, 1984).

In 1989, the firm name changed again with the merging of Neptune & Thomas and Associates and Davis-Duhaime Associates to form Neptune, Thomas, and Davis or NTD. In 2004, NTD merged with the Stichler Group to become NTDStichler Architecture. The firm's final name change came in 2007 with the change to NTD Architecture, which it remains with seven offices located throughout California and Arizona (Archinect 2019, PCAD 2018a). Other known works in California include:

Neptune & Thomas, Architects, AIA (1953-1960)

- U.S. Marine Corps Training Center, Twentynine Palms (1954)
- Barstow Community Hospital, Barstow (1956)
- Azusa High School, Azusa (1956)
- Methodist Hospital of Southern California, Acadia (1957)
- Neptune and Thomas Office Building, Pasadena, 1957)
- Men's Dormitory, Los Angeles College of Optometry, Los Angeles (1959)

CONTINUATION SHEET

Property Name: Physical Science Building

Page 16 of 26

Neptune & Thomas and Associates (1960-1989)

- Upland Medical Center, Upland (1960)
- Laboratory for Nuclear Medicine, University of California, Los Angeles (1961)
- Pacific Homes, 5300 Santa Monica Blvd, Los Angeles (1961)
- Dover building, Northrop Institute of Technology, Thousand Oaks (1965)
- Riverside City College, Expansion and Redesign, Riverside (1965)
- City of Duarte Public Library, Duarte (1966)
- York Hall, University of California, San Diego (1966)
- Blair High School, San Diego (1966)
- Fountain Valley High School, Fountain Valley (1967)
- West Covina City Hall, West Covina (1969)
- Hillside College residence halls, Phase 2, CSULB (1969-1970)
- High Energy Physics Lab, California Institute of Technology, Pasadena (1969)
- Haugh Performing Arts Center, Citrus College, Glendora (1971)
- Sanitation District of Los Angeles County Office, Whittier (1973)
- Pierce College, Auditorium, Los Angeles (1979)
- Schoenberg Hall Addition, University of California, Los Angeles (1980)
- Southeastern California Conference of Seventh-day Adventists, Riverside (1981)
- Parkside College residence halls, Phases 3 and 4, CSULB (1983, 1984)
- Charles B. Thornton Administrative Center, Pepperdine University, Malibu (1985)

Campus Architect: Dale Vernon Bragg, AIA (1959-1970)

Dale Vernon Bragg was born on January 10, 1928 in Ontario, California. After graduating from Chaffey High School in 1945, Bragg served in the U.S. Navy and attended USC School of Architecture. Bragg worked for the development company Sun Gold between 1952 and 1953 and designed the Contemporary House, the most elaborate of the four Sun Gold models, a residential tract development. After working for architectural firms in San Diego, Beverly Hills, Los Angeles and Herman O. Ruhnau Inc. in Riverside, Bragg established his own firm in 1959. The firm's office was located in Suite 26 of the Virginia Building, 3931 Orange Street, Riverside. Bragg served as a member of the Riverside Planning Commission between 1962 and 1964 and Riverside City College's campus architect between 1964 and 1969. Later in his career, Bragg worked for Riverside County and Rossetti Construction Company. Known for office buildings, banks, commercial buildings Bragg frequently designed in the Mid-Century Modern architectural style (Bowker 1970; HRG 2013; PE 2012; RDP 1953, 1959).

Other known works in California include:

- Sun Gold Subdivision, Contemporary House design, Riverside (1953)
- Western Municipal Water District office, 6241 Riverside Ave., Riverside (1959)
- Gage Canal Headquarters, 7452 Dufferin Avenue, Riverside (1959)
- Riverside Municipal Courtroom, Riverside (1959)
- University House, University of California, Riverside (1959)
- Independent Financial Advisors office, 5995 Brockton Avenue, Riverside (1965)
- First American Title Co. Building, Riverside (1961)
- Mile Square Building, 4101 Orange Street, Riverside (1961)
- Riverside Company Administration Center, Elsinore (1962)
- Hyatt Elementary School, Riverside (1963)
- Bordwell Medical Offices; National Cremation Service, Riverside (1965)
- Juvenile Hall Security Modification, Elsinore Civic Center, Riverside (1973)

CONTINUATION SHEET

Property Name: Physical Science Building

Page 17 of 26

- Juvenile Court Facility, Elsinore Civic Center, Riverside (1973)

NRHP/CRHR Designation Criteria

The Physical Science Building at Riverside City College does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, based on the following significance evaluation.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The Physical Science Building was started in 1966 and completed in 1967. Archival research indicated that, like the Life Science Building evaluated above, the Physical Science Building was part of a multi-phase building project that emerged from the 1963 Ruhnau, Evans, Brown & Steinmann Master Plan which provided at once for the demolition of the Polytechnic High School and the construction of a new science classroom complex, student center, library, closing the campus off to vehicular traffic, creating more parking, and other major planning changes and expansions that were common at higher learning institutions after the State of California promised financial support in the 1960 Donahoe Act. As discussed above, Riverside City College's master plan and plan execution are one of dozens funded by the state and by local bonds after the passage of the Donahoe Act. However, the 1963 Master plan was not the first master plan for Riverside City College, or last. This master plan and subsequent action by the college is more important for demolishing the 1912 Polytechnic High School, the original buildings in which the College held classes when it was run simultaneously with high school courses. Prior to the 1963 master plan's approval, other master plans and planned expansions also resulted in the construction of buildings along Terracina Drive, shop buildings and athletics buildings in the Arroyo, and expansions and improvements to the College's oldest building: the Quadrangle. The construction of the new science complex did not have a measurable effect on the College's faculty, department programming, or the student body growth, and was started and completed at a time when other social and political issues unrelated to this building were transforming the campus' administration and faculty. The Physical Science Building is unrelated to those political and social issues which led to the formation of the Black Student Union, United Mexican-American Students, Associated Student Body, or demonstrations against the war in Vietnam. The building also has not made a measurable historical impact on the larger City or County of Riverside, or the State of California. Therefore, the Physical Science Building does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that any faculty, administrative staff, students, or other people associated with the Physical Science Building are known to be historically significant figures at the national, state, or local level. As such, the Physical Science Building is not known to have any historical associations with people important to the nation's or state's past. Therefore, the Life Science Building does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Physical Science Building was designed by architecture firm Harnish, Morgan and Causey, AIA, and constructed by general contractor J.B. Wallace in 1967. The building is a relatively generic, modern, institutional type building with muted and restrained elements of Mid-Century Modern and Brutalist architectural styles, but lacks enough

CONTINUATION SHEET

Property Name: Physical Science Building

Page 18 of 26

character-defining features to be clearly identified with either one. The building is one of four similar-looking buildings constructed at Riverside City College between 1967 and 1969, including the Life Science Building (1967), Student Center (1968), and Martin Luther King Jr. Learning Center (1969) which were all part of a project overseen by campus architect Dale Bragg, AIA and project architect Neptune and Thomas & Associates.

The Physical Science Building lacks the distinctive characteristics of a single architectural style, instead borrowing from multiple styles and including anachronistic elements such as the hipped roof-on-parapet detail to respect the oldest building at the campus, the Quadrangle Building. The building has elements of Mid-Century Modernism and Brutalism, however the Physical Science Building does not possess distinctive characteristics of either style. This is somewhat common among educational/institutional buildings created in the 1960s and 1970s which do not quite possess enough distinguishing characteristics to meet criteria for an architectural style, but are cohesive with other buildings on their campus or in their immediately surroundings. Other examples of this generic but cohesive modern style can be seen at the California State University Long Beach campus, Chaffey College campus in Rancho Cucamonga, and Citrus College campus in Azusa.

The Physical Science Building is also not representative of the work of a master architect. Harnish, Morgan and Causey, AIA were the only non-Riverside architect team working on Riverside City College's promontory project, and came from Ontario, California a city several miles west of Riverside. Harnish, Morgan and Causey specialized in Mid-century Modern and New Formalist institutional buildings in the Inland Empire region, mostly high schools, college campuses, and a few public buildings like libraries and hospitals. Prior to Morgan and Causey joining the firm, Harnish was a prominent Ontario architect and designed many of the upscale homes in Ontario, Upland, and Montclair. They are most well-known for the Ontario Airport, which they designed the original buildings and expansion for in 1960 and 1968. Harnish, Morgan and Causey as a firm may be considered master architects, or certainly prominent local architects important to the development of their region; however, the Physical Science Building at Riverside City College is not eligible as the work of a master simply because it was designed by prominent architects. The Physical Science Building's generic appearance and role in part of a larger project intended to be visually cohesive with both new modern classroom buildings and older historical buildings on campus, diminishes Harnish, Morgan and Causey's role in the design of the Physical Science Building. It is not expressive of a particular phase of Harnish, Morgan and Causey's career nor does it express any particular idea or theme in their body of work that is not better expressed by other buildings, like the Ontario Airport, the Chaffey College Library, or the San Francisco State J. Paul Leonard and Sutro Library all of which are particularly good expressions of Mid-Century Modernism and Corporate Modernism. As with the Life Science Building discussed above Neptune and Thomas & Associates, the project architect, appear to have had an influence over the design and its cohesion with the rest of the Promontory project buildings. The firm was well known and prolific at creating designs for secondary and post-secondary education institutions as well as medical campuses. However, their work at Riverside City College was less important or representative of their work that designs for the 1957 Methodist Hospital of Southern California or the Azusa High School campus design, both of which won awards for the firm. Finally Dale Bragg, the campus architect at the time, does not appear to have had a measurable influence over the designs of the Physical Science Building and other buildings from this project. Bragg is also not considered a master architect due to a small and non-influential body of work, mostly limited to his work at Riverside City College.

Finally the Physical Science Building does not possess high artistic value, as a fairly

CONTINUATION SHEET

Property Name: Physical Science Building

Page 19 of 26

generic execution of Mid-Century Modernism and Brutalism, and should not be considered representative of a significant and distinguishable entity whose components lack individual distinction among the Promontory project buildings, due to its generic and muted execution and lack of a cohesive or identifiable style. For all these reasons, the Physical Science Building does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Physical Science Building is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

City of Riverside Statement of Significance

For all of the reasons identified in the discussion of NRHP and CRHR eligibility, the Physical Science Building does not appear eligible under any local designation criteria, either as a landmark or structure of merit.

Landmark Criteria

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

As discussed above in Criteria A/1 and C/3, the Physical Science Building does not exemplify or reflect special elements of the City's cultural, social, or architectural history or meet basic criteria to be considered under any other history, such as economic or aesthetic history.

2. Is identified with persons or events significant in local, state or national history;

As discussed above in Criteria A/1 and B/2, the Physical Science Building is not identified with a particular person or historical event significant to local Riverside or state and national history.

3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

As discussed above in Criteria C/3, the Physical Science Building does not embody the characteristics of a distinctive architectural style, period, or method of construction. While it is identifiable as an institutional/education building type, it does not rise to the level of significance necessary to be considered under this criteria.

4. Represents the work of a notable builder, designer, or architect, or important creative individual;

As discussed above in Criteria C/3, while Harnish, Morgan and Causey AIA, and Neptune and Thomas & Associates may rise to the level of notable, the Physical Science Building at Riverside City College is not representative of their work and better examples exemplifying the phases of their career and key design styles exist elsewhere through Southern California. Dale Bragg does not rise to the level of "notable builder, designer, or architect."

CONTINUATION SHEET

Property Name: Physical Science Building

Page 20 of 26

- Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;

As discussed above in Criteria C/3, the Physical Science Building does not possess high artistic value and does not represent an architectural achievement or innovation.

- Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;

As discussed above in Criteria A/1 the Physical Science Building is part of the 1967-1969 promontory project which redeveloped the Polytechnic High School campus for Riverside City College's needs. It is one of many colleges in California that received funding for such a project from the 1960 Donahoe Act and in this way, is related to a state-wide pattern of educational institution planning and expansion. However, compared to other examples, it is not a particularly reflective example of this pattern because the relative importance of this expansion was minor for the Riverside City College and did not influence the growth or continued expansion of the College. The Physical Science Building did not create new departments or provide additional or timely innovations that could not be found elsewhere on the campus or in the community. Therefore it should not be considered particularly reflective of the post-1960 Donahoe Act campus planning pattern.

- Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or

The Physical Science Building is one of many examples of a generic modernistic institutional building type, and is common not only throughout the state and City of Riverside, but is also a common style at the Riverside City College Campus. It therefore cannot be considered the last remaining example of the architectural or historical type.

- Has yielded or may be likely to yield, information important in history or prehistory.

As discussed above in Criteria D/4 there is nothing to indicate that the Physical Science Building is likely to yield information important to Riverside's history or prehistory.

Structure of Merit Criteria

City of Riverside defines a "Structure of Merit" as any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

- Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City

The Physical Science Building does not have a unique location, singular physical characteristic, or is part of a unique view or vista. While it might be an established visual feature on the campus, it is not particularly distinctive compared to the building immediately surrounding it.

CONTINUATION SHEET

Property Name: Physical Science Building

Page 21 of 26

2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;

The Physical Science Building is not an example of a once common, but now rare type of building.

3. Is connected with a business or use which was once common but is now rare;

The Physical Science Building is not connected with a business or use that was once common, but now rare.

4. A cultural resource that could be eligible under landmark criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the landmark criteria;

The Physical Science Building did not meet any of the City of Riverside Landmark criteria for failing to meet a higher threshold of integrity. The Life Science Building is relatively intact and unchanged and has the integrity to support significance, but lacks important historical associations or architectural merit.

5. Has yielded or may be likely to yield, information important in history or prehistory; or

As discussed above in Criteria D/4 and Landmark Criteria 8, there is nothing to indicate that the Physical Science Building is likely to yield information important to Riverside's history or prehistory.

6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains sufficient integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

The Physical Science Building exhibits a high degree of integrity and does not meet the qualifications for this criteria.

Integrity Discussion

The Physical Science Building maintains integrity of location, as it remains in its original location. It retains integrity of setting as its original setting at the promontory and all surrounding buildings and landscapes were built simultaneously with the Physical Science Building. The Physical Science Building has had no major changes to design, materials or workmanship and appears much like it did when it originally opened. The Physical Science Building retains integrity of feeling, because together with the surrounding buildings, it evokes a strong sense of 1960s-1970s education facilities, though with due restraint and scale for being on a community college campus. Lastly the building lacks integrity of association as it is not associated with any significant historical persons or events. In summary, the Physical Science Building retains adequate integrity, however it does not rise to the level of significance required for designation at the national, state or local levels.

Summary of Evaluation Findings

As a result of the extensive archival research, field survey, and property significance evaluations. The Physical Science Building is recommended not eligible for NRHP, CRHR, or City of Riverside landmark or structure of merit designation due to a lack of significant

CONTINUATION SHEET

Property Name: Physical Science Building

Page 22 of 26

historical associations and architectural merit. Therefore, the building is not considered a historical resource for the purposes of CEQA.

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Page 23 of 26

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**FACILITIES PLANNING AND DEVELOPMENT
MEASURE C CURRENT/FUTURE PROJECT SUMMARY STATUS UPDATES (JANUARY 14, 2020)**

PROJECT	STATUS
Riverside City College (RCC)	
<i>RCC Life Science/Physical Science Reconstruction Project for Business Education + CIS</i>	The preliminary planning phase has been completed and was submitted to the State Chancellor's Office on December 15, 2020. The District is working with the SCO to find a resolution to the underfunded construction costs associated with the structural upgrades and asbestos abatement. During the preliminary planning phase, it was determined that mandatory seismic upgrades and hazardous materials abatement are required, resulting in an additional \$3.5 million cost to the project. The District is pursuing additional funding and remedies to cover this additional cost.
<i>Greenhouse Building Project</i>	The project is currently 95% in the construction phase. It has experienced six weeks of construction delays due to late manufacturer deliveries associated with COVID-19 and reported contractor employee COVID-19 cases. The project completion date is now the end of January 2021.
Moreno Valley College (MVC)	
<i>Student Service Welcome Center Project</i>	The Project is currently 40% in the construction phase. The project team is pursuing cost recovery for 10 days of SCE mandated power shutdowns for concrete plants during the summer 2020. Due to the extended lead-time for major deliveries associated with COVID-19, the District has moved-up the ordering of Furniture, Fixtures & Equipment to mitigate any potential delays.
<i>Ben Clark Training Center (Phase I)</i>	The BCTC Education Building I final design was completed in November 2020. The plans were submitted to the Division of the State Architect for plan check review on December 8, 2020.
<i>Elevators Modernization & Fire Alarm Upgrades</i>	The elevator modernization project has been completed and is pending DSA closeout. The Fire Alarm Upgrade project received DSA approval and will be bid in January 2021.
Norco College (NC)	
<i>Soccer Field Artificial Turf Replacement</i>	The installation of the field turf was completed in summer 2020. The accessibility scope of work received DSA approval and will be bid in January 2021.

**CBOC Ad Hoc Committee
Proposed Bylaw changes**

Ad Hoc Committee Members

Warren Avery

Fauzia Rizvi

Michael Vahl

1. Section 5.5 Appointment

Current

5.5 Appointment. Members of the Committee shall be appointed by the Board through the following process: (a) the District shall advertise for members in accordance with its customary practices, including through local newspapers and the District website; (b) appropriate local groups will be solicited for applications; (c) the Chancellor or his or her designee will review the applications; and (d) the Chancellor or his or her designee will make recommendations to the Board.

Proposed Change

5.5 Appointment. Members of the Committee shall be appointed by the Board through the following process: (a) the District shall advertise for members in accordance with its customary practices, including through local newspapers and the District website; (b) appropriate local groups will be solicited for applications; **(c) formation of ad hoc committee; made up of three current CBOC members to review and evaluate all submitted applications and provide recommendations to District staff;** (d) the Chancellor or his or her designee will review the applications; and (e) the Chancellor or his or her designee will make recommendations to the Board.

2. Section 5.6 Removal; Vacancy

Current

5.6 Removal; Vacancy. The Board may remove any Committee member for any reason, including failure to attend two consecutive Committee meetings without reasonable excuse or for failure to comply with the Committee Ethics Policy. Upon a member's removal, his or her seat shall be declared vacant. The Board, in accordance with the established appointment process shall fill any vacancies on the Committee. The District shall seek to fill vacancies within 90 days.

Proposed Change

5.6 Removal; Vacancy. The Board may remove any Committee member for ~~any reason,~~ **cause,** including failure to attend two consecutive Committee meetings without reasonable excuse or for

failure to comply with the Committee Ethics Policy. Upon a member's removal, his or her seat shall be declared vacant. The Board, in accordance with the established appointment process shall fill any vacancies on the Committee. The District shall seek to fill vacancies within 90 days.

3. Section 5.6 Removal; Vacancy

Current

6.1 Regular Meetings. The Committee is required to meet at least once a year including an annual organizational meeting, but may not meet more frequently than quarterly.

Proposed Change

6.1 Regular Meetings. The Committee is required to meet at least once a year including an annual organizational meeting, ~~but may not meet more frequently than quarterly.~~ .
Meetings will be scheduled to occur once per quarter.

(i) A special meeting may be called at any time by the committee chairperson in order to conduct business that was not completed or cannot wait until regularly scheduled quarterly meeting.

**INDEPENDENT CITIZENS' BOND OVERSIGHT COMMITTEE
AMENDED AND RESTATED BYLAWS**

Section 1. Committee Established. The Riverside Community College District (the "District") was successful at the election conducted on March 2, 2004 (the "Election"), in obtaining authorization from the District's voters to issue up to \$350,000,000 aggregate principal amount of the District's general obligation bonds ("Measure C"). The Election was conducted under Proposition 39, being chaptered as the Strict Accountability in Local School Construction Bonds Act of 2000, at Section 15264 *et seq.* of the Education Code of the State ("Prop 39"). Pursuant to Section 15278 of the Education Code, the District is now obligated to establish an Independent Citizens' Bond Oversight Committee in order to satisfy the accountability requirements of Prop 39. The Board of Trustees of the Riverside Community College District (the "Board") hereby establishes the Independent Citizens' Bond Oversight Committee (the "Committee") which shall have the duties and rights set forth in these Bylaws. The Committee does not have independent legal capacity from the District.

Section 2. Purposes. The purposes of the Committee are set forth in Prop 39, and these Bylaws are specifically made subject to the applicable provisions of Prop 39 as to the duties and rights of the Committee. The Committee shall be deemed to be subject to the *Ralph M. Brown Public Meetings Act* of the State of California and shall conduct its meetings in accordance with the provisions thereof. The District shall provide necessary administrative support to the Committee as shall be consistent with the Committee's purposes, as set forth in Prop 39.

The proceeds of general obligation bonds issued pursuant to the Election are hereinafter referred to as "bond proceeds." The Committee shall confine itself specifically to bond proceeds generated under Measure C. Regular and scheduled maintenance projects and all monies generated under other sources shall fall outside the scope of the Committee's review.

Section 3. Duties. To carry out its stated purposes, the Committee shall perform the duties set forth in Sections 3.1, 3.2 and 3.3 and shall refrain from those activities set forth in Sections 3.4 and 3.5:

3.1 **Inform the Public.** The Committee shall inform the public concerning the District's expenditure of bond proceeds. In fulfilling this duty, all official communications to either the Board or the public shall come from the Chair acting on behalf of the Committee. The Chair shall only release information that reflects the majority view of the Committee

3.2 **Review Expenditures.** The Committee shall review expenditure reports produced by the District to ensure that (a) bond proceeds were expended only for the purposes set forth in Measure C; and (b) no bond proceeds were used for any inappropriate teacher or administrative salaries or other operating expenses, in accordance with Attorney General Opinion 04-110 issued on November 9, 2004.

3.3 **Annual Report.** The Committee shall present to the Board, in public session, an annual written report which shall include the following:

- (i) A statement indicating whether the District is in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution; and

(ii) A summary of the Committee's proceedings and activities for the preceding year.

3.4 Duties of the Board/Chancellor. Either the Board or the Chancellor, as the Board shall determine, shall have the following powers reserved to it, and the Committee shall have no jurisdiction over the following types of activities:

- (i) Approval of construction contracts.
- (ii) Approval of construction change orders.
- (iii) Appropriation of construction funds.
- (iv) Handling of all legal matters.
- (v) Approval of construction plans and schedules.
- (vi) Approval of scheduled maintenance plans, and
- (vii) Approval of the sale of bonds.

3.5 Measure C Projects Only. In recognition of the fact that the Committee is charged with overseeing the expenditure of bond proceeds, the Board has not charged the Committee with responsibility for:

(i) Projects financed through the State of California, developer fees, redevelopment tax increment, certificates of participation, lease/revenue bonds, the general fund or the sale of surplus property without bond proceeds shall be outside the authority of the Committee.

(ii) The establishment of priorities and order of construction for the bond projects shall be made by the Board or the Chancellor.

(iii) The selection of architects, engineers, soils engineers, construction managers, project managers, CEQA consultants and such other professional service firms as are required to complete the project based on District criteria established by the Board or the Chancellor.

(iv) The approval of the design for each project including exterior materials, paint color, interior finishes, site plan and construction methods (modular vs. permanent) by the Board or the Chancellor and shall report to the Committee on any cost saving techniques considered or adopted by the Board.

(v) The selection of independent audit firm(s), performance audit consultants and such other consultants as are necessary to support the activities of the Committee.

(vi) The approval of an annual budget for the Committee that is sufficient to carry out the activities set forth in Prop 39 and included herein.

(vii) The appointment or reappointment of qualified applicants to serve on the Committee.

Section 4. Authorized Activities.

4.1 In order to perform the duties set forth in Section 3.0, the Committee may engage in the following authorized activities:

(i) Receive copies of the District's annual independent performance audit and annual independent financial audit, required by Prop. 39 (Article XIII A of the California Constitution) (together, the "Audits") at the same time said Audits are submitted to the District, and review the Audits.

(ii) Inspect District facilities and grounds for which bond proceeds have been or will be expended, in accordance with any access procedure established by the District's Chancellor.

(iii) Review copies of scheduled maintenance proposals or plans developed by the District.

(iv) Review efforts by the District to maximize bond proceeds by implementing various cost-saving measures.

(v) Receive from the Board, within three months of the District receiving the Audits, responses to any and all findings, recommendations, and concerns addressed in the Audits, and review said responses.

Section 5. Membership.

5.1 Number.

The Committee shall consist of a minimum of seven (7) members appointed by the Board of Trustees from a list of candidates submitting written applications, and based on criteria established by Prop 39, to wit:

- One (1) student enrolled and active in a community college support group, such as student government.
- One (1) member active in a business organization representing the business community located in the District.
- One (1) member active in a senior citizens' organization.
- One (1) member active in a bona-fide taxpayers association.
- One (1) member active in a support organization for the District, such as a foundation.
- Two (2) members of the community at-large.

5.2 Qualification Standards.

- (i) To be a qualified person, he or she must be at least 18 years of age.
- (ii) The Committee may not include any employee, official of the District or any vendor, contractor or consultant of the District.

5.3 Ethics: Conflicts of Interest. Members of the Committee are not subject to Articles 4 (commencing with Section 1090) and 4.7 (commencing with Section 1125) of Division 4 of Title 1 of the Government Code and the Political Reform Act (Gov. Code §§ 81000 et seq.), and are not required to complete the Form 700. However, each member shall comply with the Committee Ethics Policy attached as “Attachment A” to these Amended and Restated Bylaws.

5.4 Term. Except as otherwise provided herein, each member shall serve a term of two (2) years, commencing as of the later of the date of appointment by the Board or the date at which the Amended and Restated Bylaws are approved by the Board. No member may serve more than three (3) consecutive terms. At the Committee’s first meeting, members may draw lots to select a minimum of two members to serve for an initial one (1) year term and the remaining members for an initial two (2) year term. Members whose term has expired may continue to serve on the Committee until a successor has been appointed.

5.5 Appointment. Members of the Committee shall be appointed by the Board through the following process: (a) the District shall advertise for members in accordance with its customary practices, including through local newspapers and the District website; (b) appropriate local groups will be solicited for applications; (c) the Chancellor or his or her designee will review the applications; and (d) the Chancellor or his or her designee will make recommendations to the Board.

5.6 Removal; Vacancy. The Board may remove any Committee member for any reason, including failure to attend two consecutive Committee meetings without reasonable excuse or for failure to comply with the Committee Ethics Policy. Upon a member's removal, his or her seat shall be declared vacant. The Board, in accordance with the established appointment process shall fill any vacancies on the Committee. The District shall seek to fill vacancies within 90 days.

5.7 Compensation. The Committee members shall not be compensated for their services.

5.8 Authority of Members. (a) Committee members shall not have the authority to direct staff of the District, (b) individual members of the Committee retain the right to address the Board, either on behalf of the Committee or as an individual; and (c) the Committee and its members shall have the right to request and receive only copies of reports and records relating to Measure C projects which have been prepared for the Board and which have become a public record.

Section 6. Meetings of the Committee.

6.1 Regular Meetings. The Committee is required to meet at least once a year including an annual organizational meeting, but may not meet more frequently than quarterly.

6.2 Location. All meetings shall be held within the jurisdiction of the Riverside Community College District, located in Riverside County, California.

6.3 Procedures. All meetings shall be open to the public in accordance with the *Ralph M. Brown Act*, Government Code Section 54950 *et seq.* Meetings shall be conducted according to such additional procedural rules as the Committee may adopt. A majority of the number of Committee members shall constitute a quorum for the transaction of any business.

Section 7. District Support.

7.1 The District shall provide to the Committee necessary technical and administrative assistance as follows:

(i) preparation of and posting of public notices as required by the *Brown Act*, ensuring that all notices to the public are provided in the same manner as notices regarding meetings of the District Board;

(ii) provision of a meeting room, including any necessary audio/visual equipment;

(iii) preparation and copies of any documentary meeting materials, such as agendas and reports; and

(iv) retention of all Committee records, and providing public access to such records on an Internet website maintained by the District.

7.2 District staff and/or District consultants shall attend all Committee proceedings in order to report on the status of projects and the expenditures of bond proceeds.

7.3 No bond proceeds of Measure C may be made to provide District support of the Committee.

Section 8. Reports. In addition to the Annual Report required in Section 3.3, the Committee may report to the Board from time to time in order to advise the Board on the activities of the Committee. Such report shall be in writing and shall summarize the proceedings and activities conducted by the Committee.

Section 9. Officers. The Board, upon the recommendation of the Chancellor, shall appoint the initial Chair of the Committee to serve for one year as Chair. Thereafter, the Committee shall elect the Chair and a Vice-Chair who shall act as Chair only when the Chair is absent. No person shall serve as Chair for more than three consecutive years.

Section 10. Amendment of Bylaws. Any amendment to these Bylaws shall be approved by a majority vote of the Board.

Section 11. Termination. The Committee shall automatically terminate and disband concurrently with the Committee's submission of its final Annual Report which reflects the final accounting of the expenditure of all of the proceeds of Measure C.

**CITIZENS' BOND OVERSIGHT COMMITTEE
ETHICS POLICY STATEMENT**

This Ethics Policy Statement provides general guidelines for Committee members to follow in carrying out their roles. Not all ethical issues that Committee members face are covered in this Statement. However, this Statement captures some of the critical areas that help define ethical and professional conduct for Committee members. The provisions of this Statement were developed from existing laws, rules, policies and procedures as well as from concepts that define generally accepted good business practices. Committee members are expected to strictly adhere to the provisions of this Ethics Policy.

POLICY

- **CONFLICT OF INTEREST.** A Committee member shall not make or influence a District decision related to: (1) any contract funded by bond proceeds or (2) any construction project which will benefit the Committee member's outside employment, business, or a personal finance or benefit an immediate family member, such as a spouse, child or parent.

- **OUTSIDE EMPLOYMENT.** A Committee member shall not use his or her authority over a particular matter to negotiate future employment with any person or organization that relates to: (1) any contract funded by bond proceeds, or (2) any construction project. A Committee member shall not make or influence a District decision related to any construction project involving the interest of a person with whom the member has an agreement concerning current or future employment, or remuneration of any kind. For a period of two (2) years after leaving the Committee, a former Committee member may not represent any person or organization for compensation in connection with any matter pending before the District that, as a Committee member, he or she participated in personally and substantially. Specifically, for a period of two (2) years after leaving the Committee, a former Committee member and the companies and businesses for which the member works shall be prohibited from contracting with the District with respect to: (1) bidding on projects funded by the bond proceeds; and (2) any construction project.

- **COMMITMENT TO UPHOLD LAW.** A Committee member shall uphold the federal and California Constitutions, the laws and regulations of the United States and the State of California (particularly the Education Code) and all other applicable government entities, and the policies, procedures, rules and regulations of the Riverside Community College District;

- **COMMITMENT TO DISTRICT.** A Committee member shall place the interests of the District above any personal or business interest of the member.