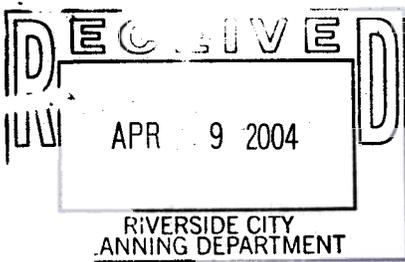




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# NOTICE OF PREPARATION FEB 26 2004

## City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines, and Magnolia Avenue Specific Plan

GARY L. ORSO  
By: *[Signature]* C. Kohler  
Deputy

To: See attached List

From: City of Riverside  
Planning Department  
3900 Main Street  
Riverside, California 92522

Date: February 23, 2004

### SUBJECT: Notice of Preparation of Draft Environmental Impact Report

The City of Riverside will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. The City needs to know the views of your agency as to the scope and content of the environmental information which are germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained herein. No Initial Study has been prepared for the project, as the City has determined that a comprehensive EIR is clearly required for the project (CEQA Guidelines, Section 15063[a]), and that the project has the potential to result in significant environmental effects. You are invited to attend a scoping meeting which will be held before the City Planning Commission on March 18, 2004 at 9:00 a.m. in the City Council Chambers, 3900 Main Street, Riverside.

The EIR will examine all environmental factors outlined in the CEQA Environmental Checklist (CEQA Guidelines, Appendix G) as follows:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology /Soils
- Hazards and Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities / Service Systems

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than **30 days** after receipt of this notice.

Please send your response to **Diane Jenkins, AICP, Senior Planner** at the address shown above. Please provide the name for a contact person in your agency. If you have questions, please contact Ms. Jenkins at (909) 826-5625 or via email at [Djenkins@cityofriverside.gov](mailto:Djenkins@cityofriverside.gov).

Riverside General Plan 2025 Program  
Notice of Preparation

Neg. Declaration/Ntc Determination  
Filed per P.R.C. 21152  
POSTED

February 23, 2004

FEB 26 2004  
MAR 29 2004  
Removed: \_\_\_\_\_  
By: *[Signature]* Dept.  
County of Riverside, State of California

## **PROJECT LOCATION**

The project area consists of the corporate limits of the City of Riverside and properties within the City's sphere of influence considered the General Plan Planning Area (Figure 1). The City of Riverside is located in western Riverside County and is bounded on the north by the city of Colton in San Bernardino County, the city of Moreno Valley in Riverside County on the east, unincorporated lands in Riverside County to the south, and the cities of Norco and Corona in Riverside County on the west.

## **PROJECT DESCRIPTION**

The City of Riverside is the largest City within Southern California's Inland Empire. Over the next twenty years, both the City and the Inland Empire as a whole are anticipating substantial population growth. In 2001, the City of Riverside began a series of activities to shape a new community vision, in part intended to ensure that future growth could be achieved while maintaining and enhancing the community's major assets and distinctive qualities.

Numerous public outreach efforts led to the adoption of a report in 2002 called "Visioning Riverside" which set forth a vision of Riverside to be developed over the next two decades. To implement the many facets of this vision, the City of Riverside has initiated a major update to its General Plan. This program includes comprehensive updates to the General Plan, comprehensive revisions of the Zoning & Subdivision Codes, preparation of a Specific Plan for the Magnolia Avenue Corridor, and preparation of new Citywide Design Guidelines.

A General Plan is a community's planning "constitution" and the single most important policy document in guiding land use and development decisions within the City. California law requires every general plan to cover, at a minimum, seven major land use and development issues typical to most California cities and counties. These seven issues – land use, circulation, housing, conservation, open space, noise and public safety – are addressed in different chapters of the General Plan commonly known as "elements."

Riverside's General Plan distills the City's vision into specific objectives, policies, and implementation measures to guide the physical development of the City through the year 2025.

## **Project Components**

The project to be analyzed in the EIR consists of the following major components, each of which is discussed below in detail.

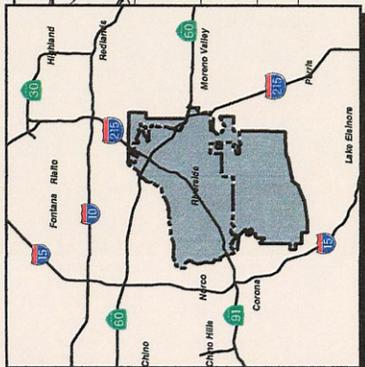
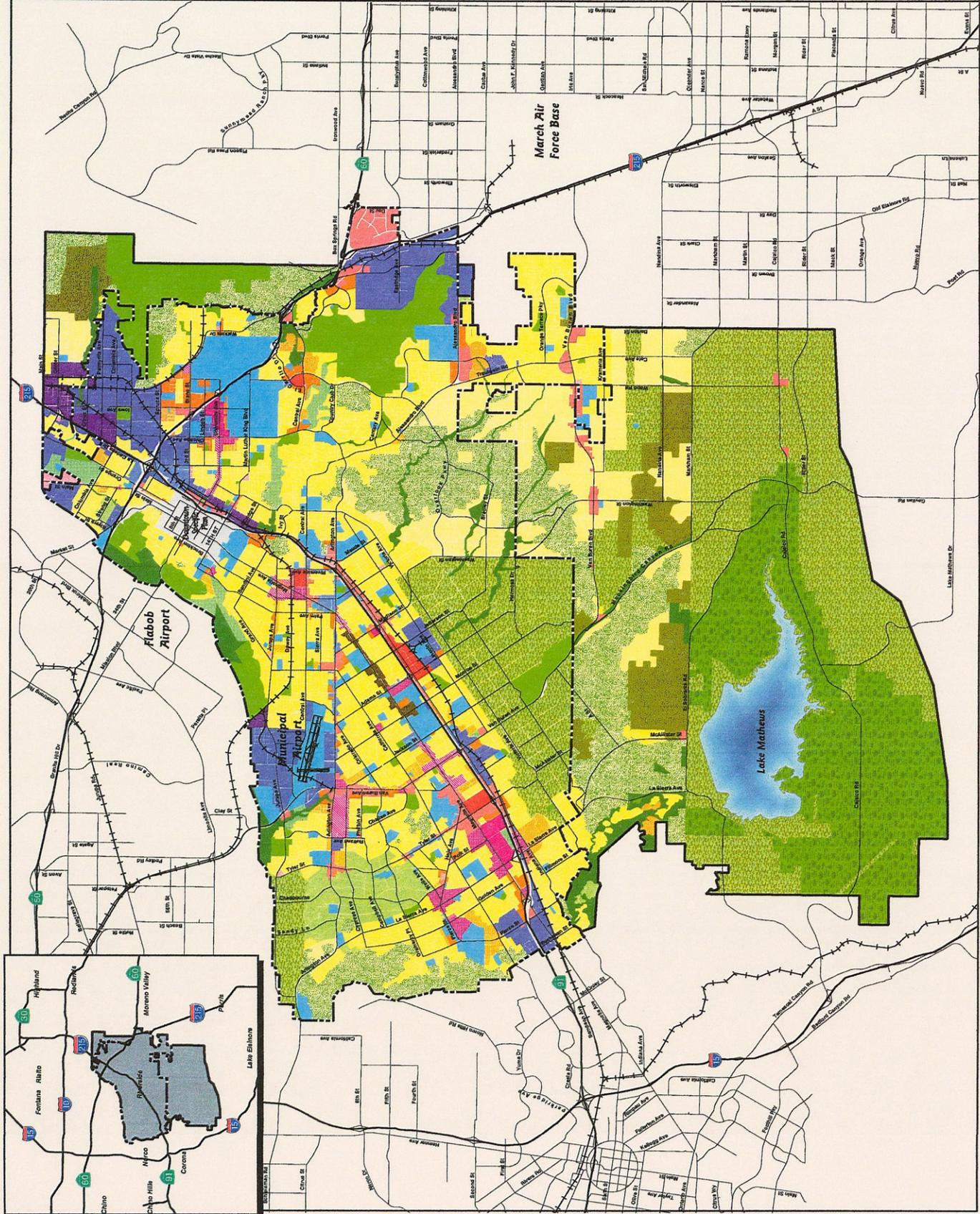
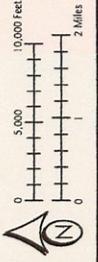
1. Riverside General Plan: Comprehensive update and revision
2. Riverside Zoning Code: Comprehensive update and revision
3. Riverside Subdivision Ordinance: Comprehensive update and revision
4. Riverside Design Guidelines: new policy implementation document consistent with General Plan and Zoning Code updates/revisions
5. Specific Plan for Magnolia Avenue Corridor

# ADMINISTRATIVE DRAFT LAND USE MAP

## LEGEND

- A. AGRICULTURAL
- PARK
- AGRICULTURAL/RURAL RESIDENTIAL  
(Maximum 0.20 du/acre)
- SEMI-RURAL RESIDENTIAL  
(Maximum 0.50 du/acre)
- HILLSIDE RESIDENTIAL  
(Maximum 2.50 du/acre)
- LOW DENSITY RESIDENTIAL  
(Maximum 5.0 du/acre)
- MEDIUM DENSITY RESIDENTIAL  
(Maximum 6.50 du/acre by right, 8.0 du/acre w/ Planned Residential Development)
- MEDIUM HIGH DENSITY RESIDENTIAL  
(Maximum 15.00 du/acre)
- HIGH DENSITY RESIDENTIAL  
(Maximum 25.00 du/acre)
- VERY HIGH DENSITY RESIDENTIAL  
(Maximum 40.00 du/acre)
- NEIGHBORHOOD COMMERCIAL
- GENERAL COMMERCIAL
- REGIONAL COMMERCIAL
- DOWNTOWN SPECIFIC PLAN
- OFFICE
- BUSINESS/OFFICE PARK
- INDUSTRIAL
- MIXED USE-NEIGHBORHOOD
- MIXED USE-VILLAGE
- MIXED USE-URBAN
- PUBLIC FACILITIES/INSTITUTIONAL
- PRIVATE RECREATION
- PUBLIC PARK
- OPEN SPACE/NATURAL RESOURCES
- KANGAROO RAT HABITAT
- CITY BOUNDARY
- SPHERE BOUNDARY

## Appendix A - Page 5 of 70



## The General Plan

The General Plan was last updated comprehensively in 1994. Since then, only two major element amendments have occurred: (1) in 2001, the City adopted a revised Housing Element, and (2) in 2003, the City adopted a new (optional) Historic Preservation Element.

The current update involves comprehensive text changes to all required elements to incorporate the City's vision into an action-oriented document. The updated General Plan will include the following elements:

- Land Use (required element) and Urban Design
- Circulation (required element) and Community Mobility
- Housing (required element)
- Arts and Culture (optional element)
- Education (optional element)
- Public Safety (required element)
- Noise (required element)
- Open Space and Conservation (required elements)
- Public Facilities and Infrastructure (required information under the Circulation Element)
- Parks and Recreation (required information under the Open Space/Conservation element)
- Historic Preservation (optional element)
- Air Quality (optional element)

The Housing Element will be revised to incorporate 2000 Census information and to be consistent with the new revised General Plan land use designations and Zoning Ordinance and Zoning Map changes. The Historic Preservation Element, adopted in 2002, will not be revised.

Key new proposals contained in the updated General Plan include:

- Introduction of three new mixed-use development land use categories: Mixed Use – Neighborhood, Mixed Use – Village, and Mixed Use – Urban. These categories are intended to encourage revitalization of underutilized commercial properties and to encourage smart growth and reduce urban sprawl;
2. Introduction of the Very High Density Residential (VHDR) land use category that will allow for a density of up to 40 units per acre at strategic locations in the City;
  3. Changes to the Circulation Plan intended to minimize traffic congestion;
  4. Inclusion of an Education Element that emphasizes the importance of partnering with all of Riverside's educational institutions toward achieving community goals;
  5. Inclusion of an Arts and Culture Element that recognizes the many benefits arts can bring to the City, with a focus on promoting Riverside as the arts and culture center of the Inland Empire; and

## Appendix A - Page 7 of 70

6. Inclusion of a Parks and Recreation Element that reflects aims of the recently adopted Parks and Recreation Master Plan.

In addition to addressing issues relevant to the long-term enhancement of the City, the General Plan sets forth policy for a sphere of influence area (Figure 1). The corporate City and sphere area together are called the Planning Area. As part of this General Plan 2025 Program the City will be making an application with the Local Area Formation Commission (LAFCO) to reduce the City's southern sphere to the area shown in Figure 1. Policies in the updated General Plan for the sphere largely echo current policies, which call for preservation of hillside and agricultural lands and for very low density, large-lot residential development. Areas bordering existing suburban development in the City may be appropriate for suburban uses.

As a result of implementation of General Plan land use policy, the City's population has the potential to grow from approximately 260,000 persons in 2003 to approximately 341,000 in 2025. Within the Planning Area, the build-out population is estimated at 399,000.

### **Zoning Code**

The City of Riverside Zoning Code (Title 19, Riverside Municipal Code) has not been comprehensively revised since its initial adoption in 1956, although it has been amended numerous times over the years to remain consistent with changes in State laws, and to respond to changing City needs and objectives.

The Zoning Code revision involves:

1. Changes to reflect new land use policies contained in the updated General Plan, including addition of three mixed-use zones to implement the updated General Plan land use classifications;
2. Reorganization and reformatting to create a logical and intuitive organization to facilitate its use by citizens, interested parties, and City staff responsible for its administration;
3. Updates to provide consistency with the most recent changes in State and federal laws and regulations;
4. Reduction in and reorganization of the residential, commercial and industrial zoning districts to simplify the land use classification system; and
5. Administrative procedures and processes will be simplified and further streamlined.

The City's Zoning Map will be updated following adoption of the updated Zoning Code and General Plan.

### **Subdivision Code**

The City of Riverside Subdivision Code (Title 18, Riverside Municipal Code) was last updated comprehensively in 1996. Since then, several changes to the State Subdivision Map Act have occurred. This comprehensive revision of the City's Subdivision Ordinance is intended to bring the Subdivision Ordinance up to date with current law and to reformat the Code so it is consistent with the new Zoning

Code and easier for the public to use. Also, the update involves changes to processes, such as allowing administrative approval of parcel maps.

## **Design Guidelines**

The Design Guidelines document is a policy tool that will be used to visually communicate concepts expressed in the General Plan and Zoning Code. The document will provide pictorial representations of desirable and allowable design standards that will apply to detached and attached housing, and industrial, commercial and office development. Design areas addressed in the guidelines include site planning, planning for solar access, façade articulation, fenestration, sign design and other related visually oriented matters.

## **Magnolia Avenue Specific Plan**

The purpose of developing a Magnolia Avenue Specific Plan is to create a comprehensive and detailed framework of objective, policies and implementation tools to guide growth and change along Riverside's most prominent local thoroughfare. The Specific Plan will build upon recent public visioning programs and associated studies of the corridor. The Specific Plan will be consistent with the General Plan and Zoning Code updates.

The Specific Plan will consist of both maps and land use policies more finely detailed than but still consistent with policies introduced in the updated General Plan and Zoning Code. The Specific Plan will be organized around geographic segments of the corridor, and will include detailed land use regulations for each of the corridor's several areas.

Appendix A Page 9 of 70
Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 916/445-0613

SCH #

Project Title: City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines and Magnolia Avenue Specific Plan.

Lead Agency: City of Riverside, Planning Department Contact Person: Diane Jenkins, AICP, Senior Planner
Street Address: 3900 Main Street, 3rd Floor Phone: (909) 826-5625 - DiJenkins@riversideca.gov
City: Riverside Zip: 92522 County: Riverside

Project Location:

County: Riverside City/Nearest Community: Riverside/Moreno Valley/Corona/Norco/Grand Terrace/Colton
Cross Streets: N/A Zip Code: N/A Total Acres: N/A
Assessor's Parcel No. N/A Section: Twp. Range: Base: SB
Within 2 Miles: State Hwy #: 215/60/91 Waterways: Santa Ana River and various arroyos
Airports: Riverside Railways: Metrolink, BNSF Schools: Riverside USD/Alvord USD

Document Type:

- CEQA: [X] NOP [ ] Supplement/Subsequent EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons (Prior SCH No.) [ ] EA [ ] Final Document
[ ] Neg Dec [ ] Other [ ] Draft EIS [ ] Other
[ ] Draft EIR [ ] FONSI

Local Action Type:

- [X] General Plan Update [X] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [X] Other Zoning and

Subdivision Code Updates and Citywide Design Guidelines

Development Type:

- [ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type Watts
[ ] Waste Treatment: Type
[ ] Hazardous Waste: Type
[ ] Other:

Funding (approx.): Federal \$ State \$

Total \$

Project Issues Discussed in Document

- [X] Aesthetic/Visual [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Agricultural Land [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Air Quality [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Archeological/Historical [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Wildlife
[ ] Coastal Zone [X] Noise [X] Solid Waste [X] Growth Inducing
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Landuse
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Cumulative Effects
[X] Fiscal [X] Recreation/Parks [X] Vegetation [ ] Other

Present Land Use/Zoning/General Plan Designation: N/A

Project Description: See Project description on the NOP

# Reviewing Agencies Checklist

<b>Key</b> <b>S</b> = Document sent by lead agency <b>X</b> = Document sent by SCH <b>✓</b> = Suggested distribution
---

- Resources Agency**
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation Board
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)
- Business, Transportation & Housing**
- Aeronautics
- California Highway Patrol
- CALTRANS District # 8
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture**
- Health & Welfare**
- Health Services
- State & Consumer Services**
- General Services
- OLA (Schools)

- Environmental Protection Agency**
- Air Resources Board
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # 8 (Santa ana Region)
- Youth & Adult Corrections**
- Corrections
- Independent Commissions & Offices**
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other USFWS, 6010 Hidden Valley Road, Carlsbad, CA 92009
- Other US ACOE, Los Angeles District Branch, 915 Wilshire Blvd., Suite 980, LA CA 90017
- Other See attached Mailing List

Public Review Period (to be filled in by lead agency)

Starting Date February 23, 2004

Ending Date March 25, 2004

Signature Craig Aaron, Principal Planner

Date February 23, 2004

<b>Lead Agency (Complete if applicable):</b> Consulting Firm: <u>City of Riverside Planning</u> Address: <u>3900 Main Street, 3<sup>rd</sup> Floor</u> City/State/Zip: <u>Riverside, CA 92522</u> Contact: <u>Diane Jenkins, AICP</u> Phone: <u>(909) 826-5625 - diJenkins@riversideca.gov</u>
---

<b>For SCH Use Only:</b> Date Received at SCH _____ Date Review Starts _____ Date to Agencies _____ Date to SCH _____ Clearance Date _____ Notes:
---

<b>Applicant: Same as Lead Agency</b> Address: _____ City/State/Zip: _____ Phone: (_____) _____
--

ABC District Administrator  
David Gill  
3737 Main Street, Suite 900  
Riverside, CA 92501

Alamo Water District  
4432 Strong Street  
Riverside, CA 92501  
Appendix A - Page 11 of 70

ALUC  
5555 Arlington Avenue  
Riverside, CA 92504

Alvord Unfd School Dist  
Attn: Sheryl Calhoun  
10365 Keller Avenue  
Riverside, CA 92505

BNSF  
Bob Grimes  
740 East Carnegie Drive  
San Bernardino, CA 92408

California Air Resources Board  
1001 "I" Street  
P.O. Box 2815  
Sacramento, CA 95812

California Baptist University  
8432 Magnolia Avenue  
Riverside, CA 92504

California Department of Conservation  
801 K Street, MS 24-01  
Sacramento, CA 95814

California Dept of Fish and Game  
4949 Viewridge,  
San Diego, CA 92123

California Department of Parks &  
Recreation  
1416 9th Street  
P.O. Box 942896  
Sacramento, CA 94296

California Integrated Waste Management  
Board  
1001 I Street  
PO Box 4025  
Sacramento, Ca 95812-4025

California Energy Commission  
1516 Ninth Street, MS-29  
Sacramento, CA 95814-5512

California Native American Heritage  
Commission, Executive Secretary  
915 Capitol Mall, Room 364  
Sacramento, California 95814

California Office of Historic Preservation  
1416 9th Street, Room 1442-7  
Sacramento, CA 95814

California Public Utilities Commission San  
Francisco Headquarters  
505 Van Ness Avenue  
San Francisco, CA 94102

California Public Utilities Commission San  
LA Office  
320 West 4th Street, Suite 500  
Los Angeles, CA 90013

California Reclamation Board  
PO Box 942896  
Sacramento, CA 94296

California State Lands Commission  
100 Howe Avenue, Suite 100 south  
Sacramento, CA 95825-8202

Caltrans, District 8  
464 West 4th Street  
San Bernardino, CA 92401-1400

Charter Communications  
Attn: Erwin Tando  
7337 Central Avenue  
Riverside, CA 92504

City of Colton  
650 North La Cadena Drive  
Colton, CA 92324-2893

City of Corona  
Planning Department  
815 West Sixth Street  
Corona, CA 91720

City of Grand Terrace  
22795 Barton Road  
Grand Terrace, CA 92324

City of Moreno Valley  
Planning Dept.  
14177 Frederick Street  
Moreno Valley, CA 92553

City of Norco  
P. O. Box 428  
Norco, CA 91760

City of Riverside Airport  
John Sabatello, Airport Director  
Riverside, CA 92504

City of Riverside Fire Department  
3775 Fairmont Blvd.  
Riverside, CA 92501  
Dave Carlson, Fire Chief

City of Riverside Fire Department  
Carmen Nieves, EMS Coordinator  
3775 Fairmont Blvd.  
Riverside, 92501

City of Riverside Police Department  
Russ Leach, Chief of Police  
4102 Orange Street  
Riverside, CA 92501

City of Riverside Public Library  
Eastside Cybrary  
4016 Chicago Avenue  
Riverside, CA 92507

City of Riverside Public Library  
La Sierra Branch  
4600 La Sierra Avenue  
Riverside, CA 92505

City of Riverside Public Library  
Nichols Cybrary Center  
5505 Dewey Street  
Riverside, CA, 92504

City of Riverside Public Library  
Main Library  
3581 Mission Inn Ave.  
Riverside, CA 92501

City of Riverside Public Library  
Arlington Neighborhood Library  
9556 Magnolia Ave.  
Riverside, CA 92503

City of Riverside Public Library  
Casa Blanca Family Learning Center  
2985 Madison Street  
Riverside, CA 92504

City of Riverside Public Library  
Marcy Neighborhood Branch  
3711 Central Avenue  
Riverside, CA 92506

Department of Housing & Community  
Development  
1800 Third Street  
P.O. Box 952050  
Sacramento, CA 94252-2050

Department of Transportation  
Division of Aeronautics-MS 40  
PO Box 942874  
Sacramento, CA 94274-0001

Director of Office Of  
Planning & Design Construction  
UCR  
Riverside, CA 92521

Eastern Muni Water Dist  
P. O. Box 8300  
Perris, CA 92572-8300

Edgemont Community  
Services District  
P. O. Box 2024  
Riverside, CA 92516

FAA -Western Pacific Region  
15000 Aviation Boulevard  
Lawndale, CA 90261

Gage Canal  
Attn: John M. Hocking  
7452 Dufferin Avenue  
Riverside, CA 92504

Gas Company  
Mike Edson  
251-A E First Street  
Beaumont, CA 92223-2903

General Telephone  
Company of California  
P. O. Box 920  
Pomona, CA 91769-2920

Governor's Office of Emergency Services  
P.O. Box 419047  
Rancho Cordova, CA 95741-9047

Kinder Morgan Pipe Line  
Tim Buchoz  
2359 S. Riverside Avenue  
Bloomington, CA 92316

La Sierra University  
4700 Pierce Street  
Riverside, CA 92515

Riverside LAFCO  
3850 Vine Street, Suite 110  
Riverside, CA 92507-4277

MARB  
452 SPTG/CEV  
March ARB, CA 92518-2166

MARB U.S. Air Force  
Base Operations  
March AFB  
Riverside, CA 92508

March JPA  
% Dan Fairbanks  
P.O. Box 7480  
Moreno Valley CA 92552

Metropolitan Water Dist  
Right of Way & Land Prog.  
Po Box 54153  
Los Angeles, CA 90054-0153

Moreno Valley Unified  
Dr. John Costello  
13911 Perris Boulevard  
Moreno Valley, CA 92553

Northwest Mosquito &  
Vector Control Dist  
1966 Compton Av  
Corona, CA 91719

Office of Planning & Research  
1400 Tenth Street, P.O. Box 3044  
Sacramento, CA 95812-3044

Pacific Bell  
Maryann Cassaday 1st Flr  
3939 E Coronado St  
Anaheim, CA 92807

Pacific Bell  
Right-of-way  
1265 Van Buren Street  
Anaheim, CA 92807

Perris Union High School  
District  
1151 North a Street  
Perris, CA 92370

RCTC  
P. O. Box 12008  
Riverside, CA 92502-2208

Regional Water Quality Control Board  
3737 Main Street, Suite 500  
Riverside, CA 92501-3348

Richard Marston  
Paragon Partners Ltd.  
5762 Bolsa Avenue, Suite 201  
Huntington Beach, CA 92649

Riverside Community College  
4800 Magnolia Avenue  
Riverside, CA 92506

Riverside/Corona Conservation Resource  
District  
Shelli Lamb  
4500 Glenwood Drive

Riverside County  
Parks Department  
4600 Crestmore Road  
Riverside, CA 92509

Riverside County  
Transportation, 8th Flr  
P.O. Box 1090  
Riverside, CA 92502

Riverside County  
Planning Dept., Robert Johnson  
P.O. Box 1409  
Riverside, CA 92502

Riverside County Fire Department  
Deputy Chief Mike Brown  
210 West San Jacinto Avenue  
Riverside, CA 92501

Riverside County Flood  
Control District  
1995 Market Street  
Riverside, CA 92501

Riverside County Sheriffs Department  
Sheriff Bob Doyle  
4095 Lemon Street  
Riverside, CA 92501

Riverside County Waste Management  
District  
14310 Frederick Street  
Moreno Valley, CA 92553

Riverside Transit Agency  
1825 Third Street  
Riverside, CA 92507  
Attn: Anne Palatino

Riverside Transit Agency  
1825 Third Street  
Riverside, CA 92507  
Attn: Grant Bradshaw, Chief Operating  
Officer

Rvrsd Unfd School Dist  
Attn: Janet Dixon  
3070 Washington Street  
Riverside, CA 92504

Rvrsd Unfd School Dist  
Attn: Ken Mueller  
3070 Washington Street  
Riverside, CA 92504

San Bernardino County  
Land Use Services Department  
385 North Arrowhead Avenue, 1st Floor  
San Bernardino, CA 92415-0182

Santa Ana Watershed Project Authority  
11615 Sterling Avenue  
Riverside, CA 92503

SBC-Pacific Bell  
Premis-S L I C  
1452 Edinger Avenue, Room 1200  
Tustin, CA 92780

So. Cal. Association of Governments  
818 W. Seventh Street, 12th Floor (Main  
Office)  
Los Angeles, CA 90017

South Coast Air Quality Mngt. District  
2185 E Coperly Dr.  
Diamond Bar, CA 91765-4182

Southern Calif. Edison  
Eastern Division  
P. O. Box 788  
Rialto, CA 92376

Southern Calif. Gas Co.  
Ronald Dietl,  
9400 Oakdale Av ML 9314  
Chatsworth, CA 91313-6511

Southern Calif. Gas Co.  
Gertman Thomas  
P. O. Box 3003  
Redlands, CA 92373

Southern California Regional Rail Authority  
700 South Flower Street, 26th Floor  
Los Angeles CA 90017-4101

Southern/Union Pacific Transportation  
Freddie Cheung  
19100 Slover Avenue  
Bloomington, CA 92316

State Dept of Water Resources  
PO Box 942836  
Sacramento, CA 94236

State Mining & Geology Board  
801 K Street, Suite 2015  
Sacramento, CA 95814

State of California  
Geological Survey  
801 K Street, MS 12-30  
Sacramento, CA 95814

State Resources Agency  
1416 Ninth Street, Suite 1311  
Sacramento, CA 95814

U.S. Army Corp of Engineers LA District  
915 Wilshire Blvd., Suite 980  
Los Angeles, CA 90017

U.S. Dept. of Transportation  
Federal Railroad Administration  
1120 Vermont Avenue NW  
Washington, DC 20590

U.S.F.W.S  
6010 Hidden Valley Road  
Carlsbad, CA 92009

Val Verde School District  
2935 Indian Street  
Perris, CA 92370

Western Muni. Water Dist  
P. O. Box 5286  
Riverside, CA 92517

WRCOG  
4080 Lemon Street,  
Riverside CA 92501

Keith D. Downs, AICP AAEE  
Executive Director  
Airport Land Use Commission  
5555 Arlington Avenue  
Riverside, CA 92504-2506

Leo Doiron, Airport Manager  
Flabob Airport  
4130 Menzies Avenue  
Riverside, CA 92509



## ***Scoping Meeting***

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PLANNING COMMISSION HEARING DATE: March 18, 2004

**PLANNING CASE P04-0178:** Scoping meeting for the Environmental Impact Report (EIR) for the City of Riverside General Plan 2025 Program, including a comprehensive update of the General Plan, Zoning and Subdivision Codes, Magnolia Avenue Specific Plan and the Citywide Design Guidelines.

### **BACKGROUND**

The City of Riverside is preparing a Draft Environmental Impact Report (EIR) for the General Plan 2025 Program. The project description, location, and the potential environmental effects are contained in the Notice of Preparation (NOP), Exhibit 1. No Initial Study has been prepared for the project, as the City has determined that a comprehensive EIR is required for the project addressing all potential topics (CEQA Guidelines, Section 15063[a]).

The meeting today is the official scoping meeting for the Draft EIR. On February 23, 2004 the NOP was mailed to a variety of agencies which may be affected by the overall project. These agencies were invited to share their comments on topics to be addressed in the Draft EIR, either in writing or by attending this meeting. The comment deadline is March 25, 2004.

### **RECOMMENDATION**

That the City Planning Commission:

1. concur with the list of topics to be addressed in the Draft EIR as outlined in the attached NOP; and
2. direct the Planning Department to consider any oral or written comments in response to the NOP in preparation of the Draft EIR.

### **EXHIBITS**

1. Notice of Preparation

G:\CPC\03-18-04\P04-0178.di.wpd

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**9:00 a.m. March 18, 2004**  
COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

**MINUTES APPROVED AS SUBMITTED**  
**AT THE AUGUST 5, 2004 MEETING**

COMMISSIONERS PRESENT: Agnew, Comer, Densmore, Leonard, Kurani, Norton,  
Singletary, Stephens

COMMISSIONERS ABSENT: Brown

STAFF PRESENT: Gutierrez, Planning Director  
Swiecki, Principal Planner  
Miramontes, Senior Planner  
Bugtai, Assistant Planner  
Van Zanten, Senior Engineer  
Smith, Deputy City Attorney  
Ramos, Stenographer

**THE FOLLOWING BUSINESS WAS CONDUCTED:**

Chairman Agnew called the meeting to order at 9:00 a.m.

The Pledge of Allegiance was given to the Flag.

*There was a moment of silence for Assistant City Attorney, Kathy Gonzales, who had been ill.*

Appendix A - Page 18 of 70

TABLE OF CONTENTS

PLANNING/ZONING MATTERS FROM THE AUDIENCE ..... 5

CONSENT CALENDAR ..... 5

DISCUSSION CALENDAR ..... 5

1. **PLANNING CASE P04-0178:** Scoping meeting for the Environmental Impact Report (EIR) for the City of Riverside General Plan 2025 Program, including a comprehensive update of the General Plan, Zoning and Subdivision Codes, Magnolia Avenue Specific Plan and the Citywide Design Guidelines. .... 5

PUBLIC HEARINGS ..... 7

2. **PLANNING CASE P04-0014 (Continued from March 4, 2004):** Proposed Tract Map 32121 by Joseph Bulwa to subdivide approximately 1.5 acres of vacant land into 6 lots for residential purposes, situated on the easterly side of La Sierra Avenue approximately 250 feet northerly of Norwood Avenue in the R-1-65 - Single Family Residential Zone. *(The applicant requests further continuance to April 8, 2003 and staff concurs.)* ..... 7

3a. **PLANNING CASE P03-1465 (Continued from March 4, 2004):** Proposed General Plan Amendment by Adkan Engineers to amend the land use designation of approximately 4.2 vacant acres situated on both sides of Jurupa Avenue, westerly of Van Buren Boulevard, from the PKO-Park and Other Recreation and NOS-Natural Open Space designations to the RMD-Medium Density Residential designation. *(This case is being heard concurrently with P03-1485.) . (The applicant requests further continuance to April 8, 2003 and staff concurs.)* ..... 8

3b. **PLANNING CASE P03-1485 (Continued from March 4, 2004):** Proposed Tract Map 31542 by Adkan Engineers, to subdivide approximately 120.18 acres into 27 lots, situated both sides of Jurupa Avenue, westerly of Van Buren Boulevard in the MP-Manufacturing Park, M - 1 Light Manufacturing, O-Official, RA Residential Agricultural and R-1-65 Single Family Residential Zone. (This case is formerly P03-0673/Parcel Map 31542 and is being heard concurrently with P03-1465.) *(The applicant requests further continuance to April 8, 2003 and staff concurs.)* ... 8

4. **PLANNING CASE P03-1340 (Continued from March 4, 2004):** Proposed street vacation by Doug Shackelton, on behalf of St. Francis de Sales Church, to vacate the portion of Thirteenth Street between Lime Street and Mulberry Street, and the alley south of Thirteenth Street, to accommodate a future church parking lot expansion. *(The applicant requests further continuance to April 8, 2003 and staff concurs.)* ..... 9

5a. **PLANNING CASE P03-1163 (Continued from March 4, 2004):** Proposed Tract Map 31801 by D.R. Horton to subdivide approximately 18 acres into 134 residential lots, situated on the block bounded by Ottawa Avenue, Martin Luther King Boulevard and Chicago Avenue, on the south side of Martin Luther King Boulevard in the R-1-80 Single Family Residential Zone (Proposed R-1-65). *(This case is being heard concurrently with Cases P03-1062 and P03-1494.) (The applicant requests further continuance to April 8, 2003 and staff concurs.)* ..... 10

Appendix A - Page 19 of 70

- 5b. **PLANNING CASE P03-1062 (Continued from March 4, 2004)**: Proposed planned residential development by D.R. Horton to establish 134 detached single family residential units with together with parking, private and common open space on approximately 18 acres developed with a citrus grove and single family residence, situated on the block bounded by Ottawa Avenue, Martin Luther King Boulevard and Chicago Avenue, on the south side of Martin Luther King Boulevard in the R-1-80 Single Family Residential Zone. *(This case is being heard concurrently with Cases P03-1163 and P03-1494.) (The applicant requests further continuance to April 8, 2003 and staff concurs.)* . . . . . 10
- 5c. **PLANNING CASE P03-1494 (Continued from March 4, 2004)**: Proposed rezoning by D.R. Horton to amend the Municipal Code (Title 19) to rezone approximately 18 acres developed with a citrus grove and single family residence, situated on the block bounded by Ottawa Avenue, Martin Luther King Boulevard and Chicago Avenue, on the south side of Martin Luther King Boulevard, from the R-1-80 - Single Family Residential Zone to the R-1-65 - Single Family Residential Zone. *(This case is being heard concurrently with Cases P03-1163 and P03-1062.) (The applicant requests further continuance to April 8, 2003 and staff concurs.)* . . 10
- 6. **PLANNING CASE P03-1531**: Proposed Parcel Map 31951, by Xico Salazar on behalf of Tab Johnson, to subdivide approximately 5.28 acres developed with two commercial buildings into two parcels, situated on the northerly side of Canyon Springs Parkway, westerly of Day Street in the C-2-SP – Restricted Commercial and Specific Plan (Canyon Springs Business Park) Combining Zones. . . . . 11
- 7. **PLANNING CASE P04-0039**: Proposed conditional use permit by Joe Calabrese, on behalf of Wayne Davis, for a veterinary clinic within a 5,800-square-foot lease space in an existing commercial center on approximately .67-acres at 3410 La Sierra Avenue, situated on the southwest corner of La Sierra and Indiana Avenues, in the C-2 – Restricted Commercial Zone. . . . . 12
- 8. **PLANNING CASE P04-0051**: Proposed rezoning by Hue Tri Phan to amend the Municipal Code (Title 19) to rezone an approximately 0.29 acre parcel developed with single family residence and detached garage at 9971 Magnolia Avenue, situated on the northeasterly corner of Magnolia Avenue and Dawes Street, from the R-1-65-Single Family Residential Zone to the C-2-Restricted Commercial Zone. . . . . 13
- 9. **ZONING CASE P04-0012 (Continued from March 4, 2004)**: Proposed plot plan review by the City of Riverside Park & Recreation Department for the construction of a 11,596 square-foot fitness center addition attached to the 12,085 square-foot Arlanza Community Center building at John Bryant Park, an approximately 20.7-acre neighborhood park located on the southerly side of Philbin Avenue between Wohlstetter Street and Corwin Lane in the O — Official Zone. . . . . 15
- 10. **PLANNING CASE P04-0062**: Proposed Parcel Map 32161 by Olson & Detilla Associates to subdivide an approximately 4.3 acre parcel developed with a commercial shopping center into 2 parcels at 5800 Van Buren Boulevard, situated on the westerly side of Van Buren Boulevard, southerly of Cypress Avenue in the C-2 - Restricted Commercial Zone. . . . . 16
- 11. **NOTICE OF PROPOSED AMENDMENT TO TITLE 19 OF CITY CODE (ZONING) PLANNING CASE P03-0478**: Proposal of the City of Riverside to amend the Zoning Ordinance (Title 19 of the Municipal Code) to revise Section 19.76 (Sign Ordinance) by updating signage requirements in all zones, Section 19.04.481 to permit administrative variances for all signs and Section 19.030.2.III.2. related to signage requirements for drive-thru restaurants. . . . . 18

Appendix A - Page 20 of 70

MISCELLANEOUS PLANNING AND ZONING ITEMS ..... 25

DISCUSSION OF FUTURE AGENDA ITEMS ..... 25

MINUTES ..... 25

ADJOURNMENT ..... 25

**PLANNING/ZONING MATTERS FROM THE AUDIENCE**

There were none.

**CONSENT CALENDAR**

There were no items scheduled.

**DISCUSSION CALENDAR**

1. **PLANNING CASE P04-0178:** Scoping meeting for the Environmental Impact Report (EIR) for the City of Riverside General Plan 2025 Program, including a comprehensive update of the General Plan, Zoning and Subdivision Codes, Magnolia Avenue Specific Plan and the Citywide Design Guidelines.

Diane Jenkins, Senior Planner, presented the staff report.

Commissioner Densmore asked if parking and related matters are considered under Transportation and Traffic.

Ms. Jenkins inquired as to whether Commissioner Densmore means parking matters in terms of preparation of the Zoning Code and writing new parking standards.

Commissioner Densmore stated yes.

Ms. Jenkins stated yes, it could be under transportation.

Stephanie Wiggins, the Rail Department Manager for the Riverside County Transportation Commission, stated that in regards to the General Plan update she is here today to give oral comments for the record, but she will also be formally responding in writing. She stated they are in support of the City's General Plan update process; her role at the Commission is to oversee metrolink services that operate in Riverside County. Riverside is a key component to the success that metrolink has already had over the last 11 years throughout the whole Southern California System. As part of an initiative to expand metrolink service further into the County, they do have a plan on the books to extend metrolink service from their downtown Riverside station, serving areas such as UCR, March Air Reserve Base, all the way down to Perris. They will be commenting formally to request that the City, in the update to the General Plan, recognize this potential improvement that is planned for 2008. They believe it compliments the City's visioning plan, is consistent with the success they have already seen at their Downtown Riverside station and their La Sierra station, and look forward to partnering with the City on Planning this project in conjunction with the other plans related to the area that will be affected.

Arlee Montalvo, representing the Riverside/Corona Resource Conservation District, stated that the map that went along with this contained some typographical errors in the legend. She also stated that in the legend where it states the "O" Zone in blue, it states "office" and she does not believe that is what it is intended to be. She commented that she believes it is the Official Zone.

Ms. Jenkins stated the "O" for Office is a correct general plan land use designation. It will be an Office General Plan Land Use Designation, which will permit office-type zoning.

Appendix A - Page 22 of 70

Ms. Montalvo suggested that that be clarified in the mailings.

**MOTION MADE** by Commissioner Comer, **SECONDED** by Commissioner Norton, **TO APPROVE** staff's recommendation to continue the EIR process.

**MOTION CARRIED** unanimously.

AYES: Agnew, Comer, Densmore, Kurani, Leonard, Norton, Singletary, Stephens

NOES: None.

DISQUALIFIED: None.

ABSTAINED: None.

ABSENT: Brown

**CPC TRANSMITTAL & SUMMARY SHEET** 23 of 70  
**CITY OF RIVERSIDE PLANNING DEPARTMENT**



**Date:** March 19, 2004

**Applicant & Legal Owner**

City of Riverside  
Planning Department  
3900 Main Street  
Riverside, CA 92522

**Project Description:** **PLANNING CASE P04-0178:** Scoping meeting for the Environmental Impact Report (EIR) for the City of Riverside General Plan 2025 Program, including a comprehensive update of the General Plan, Zoning and Subdivision Codes, Magnolia Avenue Specific Plan and the Citywide Design Guidelines.

**Applicant's Representative:** Diane Jenkins, Senior Planner

**Note:** Applicable information is given and/or checked below

**Action:**

Action Date: March 18, 2004

**Approved**

Appeal Date: March 29, 2004

Denied

Appeal Fee: \$825.00

Continued to:

Expiration Date: n/a

**Notice of Preparation Attached**

Transmittal Date: March 19, 2004

**To: City Council**

- Appeal (written appeal attached)       Planning Commission approved rezoning to: \_\_\_
- Mandatory City Council Hearing
- For City Council Consent Calendar       Planning Staff recommended:
- For City Council Discussion Calendar

**Planning Commission Vote**

Ayes: 8    Noes: 0    Abstentions: 0

**Environmental Finding**

- None Required**     No determination made
- Determination made by City Planning Commission
- Environmental Impact Report Required
- Mitigated Negative Declaration has been prepared; City Council may take action after:

Appendix A - Page 24 of 70

- The environmental finding is subject to a 10-day appeal period. Land divisions are subject to a 15-day appeal period from the date of Planning Commission action. If any appeal is filed, the City Council will hear the map and if it is approved, the expiration date will be adjusted accordingly.
- X** **Unless appealed or reviewed by City Council, this action is final. If appealed, the original plus a copy of the appeal request, addressed to the City Council, must be received by the Planning Department by 5:00 p.m. on or before the "Appeal Date" and include the "Appeal Fee". both indicated above.**
- Pursuant to the Subdivision Ordinance (Chapter 18 of the Riverside Municipal Code), this map must be submitted to the City Public Works Department and filed and recorded with the Riverside County Recorder on or before the date noted above.
- Substantial changes and revisions of the tentative map must be approved by the Planning Commission. Prior to the expiration of the initial 30 months allowed for recordation, a written request may be submitted to the Planning Commission for a one year time extension. Second and third year time extensions may be permitted subject to Planning Commission approval.
- Any request for a time extension must be submitted in writing, include the fee, and received by the Planning Department prior to the expiration date or the map will be void. It is the responsibility of the applicant to confirm that the Planning Department has received the extension request prior to the expiration of the map.
- Your request has been approved unconditionally.
- Instructions for completion of the Parcel Map Waiver/Certificate of Compliance may be obtained from the City Surveyor, Public Works Department, who may be reached by phone at 782-5341.
- This matter will now be forwarded to the City Council for public hearing. You will be notified by the City Clerk of the date and time of the hearing.
- In accordance with established procedure, this matter will now be forwarded to City Council and placed on the City Council Consent Calendar. Should the City Council set it for hearing, you will be notified by the City Clerk of the date and time of hearing. Approval of this action shall not be final until City Council has reviewed and approved it or determined not to review it.
- The effective date of the Planning Commission action is 30 days after the date of the hearing unless the case is appealed or otherwise set for public hearing by the City Council. The expiration date is calculated from the date of affirmative Planning Commission action.

NOTE: Any inquiries concerning this transmittal should be directed to the  
Riverside City Planning Department.  
Telephone: (909) 826-5371  
Address: Third Floor, City Hall, 3900 Main Street  
Riverside, CA 92522

cc: Public Works Department - Rob Van Zanten



## CITY OF CORONA - PLANNING

815 W. SIXTH STREET, CORONA, CA 92882-3238 - (909) 736-2262 FAX: (909) 279-3550

WEBSITE - [www.discovercorona.org](http://www.discovercorona.org)

March 22, 2004

Diane Jenkins, AICP  
City of Riverside  
Planning Department  
3900 Main Street, 3<sup>rd</sup> Flr.  
Riverside, CA 92522



**RE: NOP for Draft EIR, City of Riverside, General Plan 2025 Program**

Dear Diane:

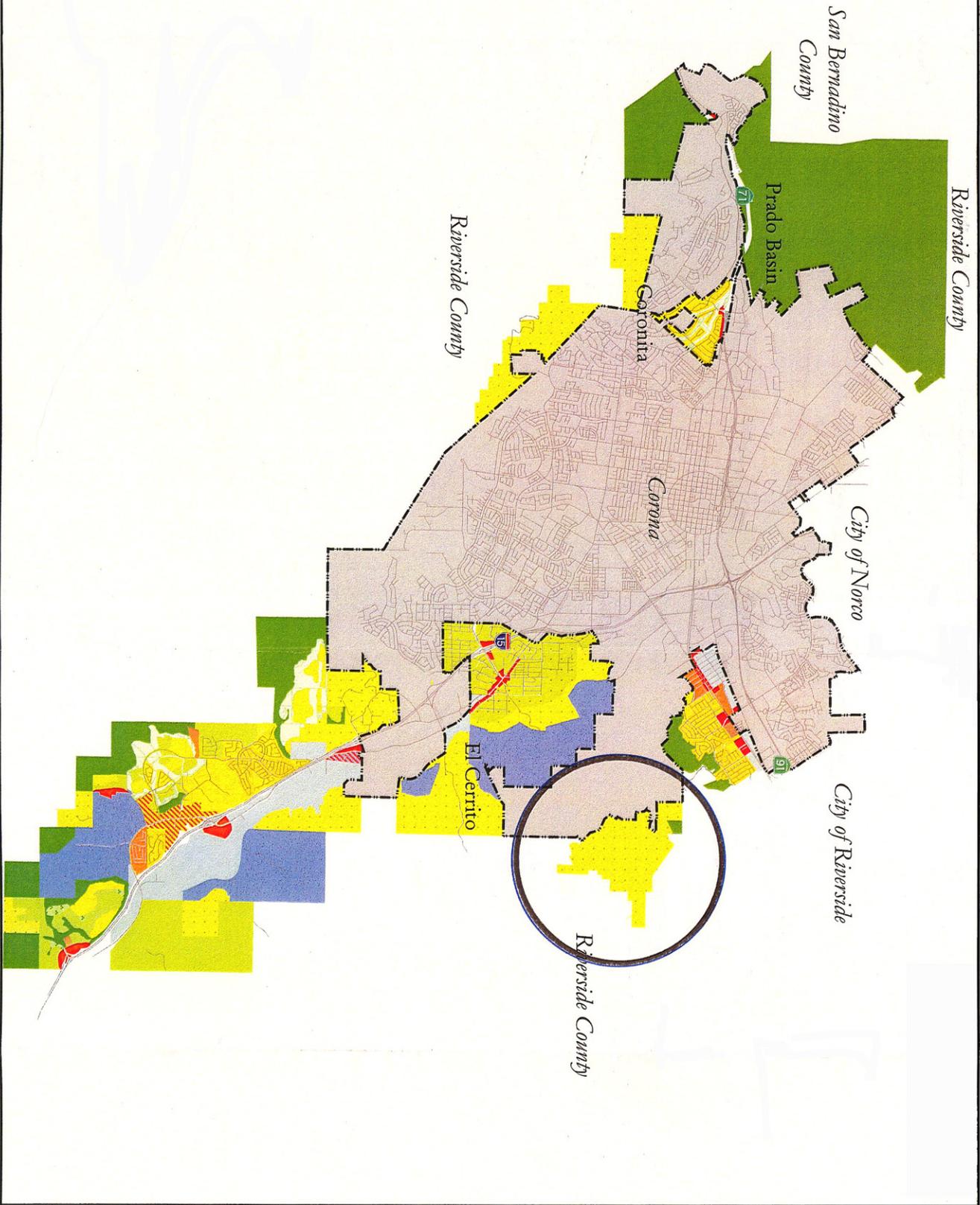
The City of Corona thanks you for the opportunity to comment on the Notice of Preparation for this project. Congratulations also on the progress that you have made to date on such an undertaking.

There is only one comment that the city requests that you explore further. As you know, the City of Corona recently completed its General Plan update including establishing a General Plan for its Sphere of Influence areas. I have noticed in looking at our SOI exhibit and that of the City of Riverside that there seems to be a slight discrepancy in the SOI boundary between the two cities as encircled on the enclosed exhibits. It is not clear immediately as to why the two boundaries do not coincide. LAFCO should be able to clarify this. We can undertake a similar inquiry of LAFCO, but since your documents are not yet adopted or certified, you may also want to explore this question at this time.

We wish you well in the completion of this project and look forward to receiving notice of future benchmark steps in your city's project.

Sincerely,

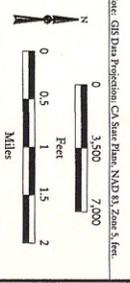
Terri Manuel, AICP  
Planning Manager



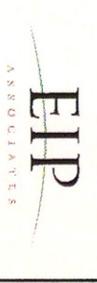
**FIGURE 12**  
**SPHERE OF INFLUENCE**  
**LAND USE PLAN**

**Corona General Plan Update**  
 Corona, CA

- Sphere of Influence
- Land Use Designations**
- Rural Residential I (0.2 - 0.5 du/ac)
- Rural Residential II (0.5 - 1.0 du/ac)
- Estate Residential (1 - du/ac)
- Low Residential (3 - 6 du/3)
- Medium Residential (6 - 15 du/3)
- High Residential (15 - 38 du/ac; up to 75 du/ac for senior units)
- General Commercial
- General Industrial
- Light Industrial
- Mixed Use Commercial and Residential
- Mixed Use Industrial and Commercial
- Open Space General
- Open Space Recreation
- Park
- City of Corona
- Streets



Source: City of Corona, City Boundary, Parcel and Street, 2003.  
 Corona General Plan Update, 11/18/03.  
 Zoning in Sphere of Influence and GIS Program, Nov. 18, 2003.  
 Project Number 1046000  
 Requested by: WT Created by: PP Date: 11/18/03

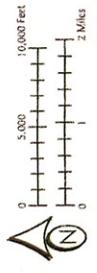


**ADMINISTRATIVE DRAFT  
LAND USE MAP**

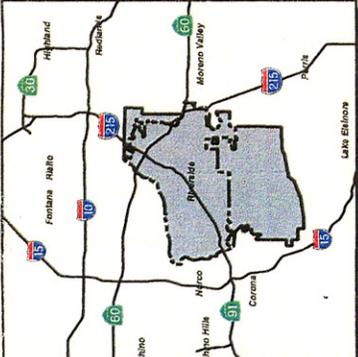
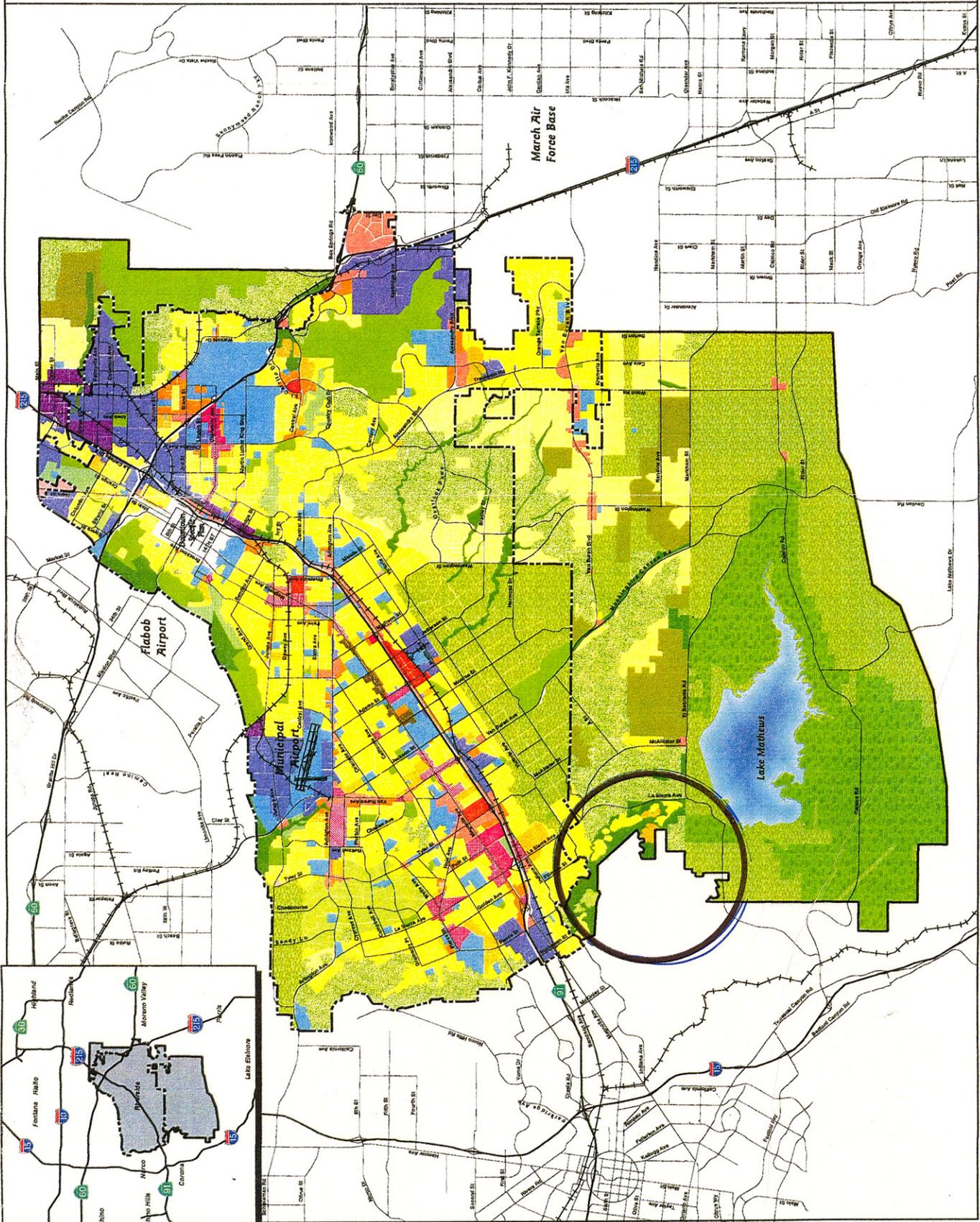
**LEGEND**

- A AGRICULTURAL
- ARR AGRICULTURAL RESIDENTIAL  
(Maximum 0.20 du/acre)
- SRR SEMI-RURAL RESIDENTIAL  
(Maximum 0.63 du/acre)
- HR HILLSIDE RESIDENTIAL  
(Maximum 2.50 du/acre)
- LDR LOW DENSITY RESIDENTIAL  
(Maximum 5.0 du/acre)
- MDR MEDIUM DENSITY RESIDENTIAL  
(Maximum 6.50 du/acre by right,  
8.0 du/acre w/Planned Residential Development)
- MRDR MEDIUM-HIGH DENSITY RESIDENTIAL  
(Maximum 15.00 du/acre)
- HDR HIGH DENSITY RESIDENTIAL  
(Maximum 25.00 du/acre)
- VHDR VERY HIGH DENSITY RESIDENTIAL  
(Maximum 40.00 du/acre)
- NC NEIGHBORHOOD COMMERCIAL
- CC GENERAL COMMERCIAL
- RC REGIONAL COMMERCIAL
- DSP DOWNTOWN SPECIFIC PLAN
- O OFFICE
- BOP BUSINESS/OFFICE PARK
- I INDUSTRIAL
- MN MIXED USE-NEIGHBORHOOD
- MV MIXED USE-VILLAGE
- MU MIXED USE-URBAN
- PF PUBLIC FACILITIES/INSTITUTIONAL
- PR PRIVATE RECREATION
- P PUBLIC PARK
- OS OPEN SPACE/NATURAL RESOURCE
- K KANGAROO BAIT HABITAT

- CITY BOUNDARY
- SPHERE BOUNDARY



**Appendix A - Page 27 of 70**



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Appendix A - Page 29 of 70  
**DEPARTMENT OF CONSERVATION**  
STATE OF CALIFORNIA

March 23, 2004



DIVISION OF  
LAND RESOURCE  
PROTECTION

801 K STREET  
SACRAMENTO  
CALIFORNIA  
95814

PHONE  
916/324-0850

FAX  
916/327-3430

INTERNET  
consrv.ca.gov

■ ■ ■

ARNOLD  
SCHWARZENEGGER  
GOVERNOR

Mrs. Diane Jenkins  
City of Riverside Planning Department  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

Subject: Notice of Preparation (NOP) for the City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines and Magnolia Avenue Specific Plan.

Dear Mrs. Jenkins,

The Department of Conservation's Division of Land Resource Protection (Division) has reviewed the NOP for the City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines and Magnolia Avenue Specific Plan. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following recommendations for the DEIR with respect to the project's potential impacts on agricultural land.

Agricultural Setting of the Project

- The DEIR should describe the project setting in terms of the actual and potential agricultural productivity of the land. The Division's 2002 Riverside County Important Farmland Maps, which define farmland according to soil attributes and land use, can be used for this purpose.
- Current and past agricultural use of the project area. Include data on the types of crops grown, and crop yields and farmgate sales values.
- To help describe the full agricultural resource value of the soils on the site, we recommend the use of economic multipliers to assess the total contribution of the site's potential or actual agricultural production to the local, regional and state economies. State and Federal agencies such as the UC Cooperative Extension Service and USDA are sources of economic multipliers.

Mrs. Diane Jenkins  
March 23, 2004  
Page 2 of 5

### Project Impacts on Agricultural Land

- Type, amount, and location of farmland conversion resulting directly and indirectly (growth-inducement) from project implementation.
- Impacts on current and future agricultural operations; e.g., land-use conflicts, increases in land values and taxes, vandalism, etc.
- Incremental project impacts leading to cumulatively considerable impacts on agricultural land. This would include impacts from the proposed project as well as impacts from past, current and probable future projects.

Impacts on agricultural resources may also be quantified and qualified by use of established thresholds of significance (California Code of Regulations Section 15064.7). The Division has developed a California version of the USDA Land Evaluation and Site Assessment (LESA) Model, a semi-quantitative rating system for establishing the environmental significance of project-specific impacts on farmland. The model may also be used to rate the relative value of alternative project sites. The LESA Model is available from the Division at the contact listed below.

Also, the Division's 1990 Department publication, *The Impacts of Farmland Conversion in California*, contains a good discussion of the kinds of physical, social and economic impacts that can occur as a result of farmland conversion. This publication is also available from the Division at the contact listed below.

### Williamson Act Lands

A project is deemed to be of statewide, regional or area-wide significance if it will result in cancellation of a Williamson Act contract for a parcel of 100 or more acres [California Code of Regulations Section 15206(b)(3)]. If lands under Williamson Act contract exist on or adjacent to the project area, the Department recommends that the following information be provided in the DEIR:

A map detailing the location of agricultural preserves and contracted land within each preserve. The DEIR should also tabulate the number of Williamson Act acres, according to land type (e.g., prime or non-prime agricultural land), which could be impacted directly or indirectly by the project.

A discussion of Williamson Act contracts that may be terminated in order to accommodate the project. The DEIR should discuss the impacts that termination of Williamson Act contracts would have on nearby properties also under contract; i.e., growth-inducing impacts (in the sense that the removal of contract protection not only lifts a barrier to development, but results in higher property taxes, and thus, an incentive to shift to a more intensive land use, such as urban development.)

Mrs. Diane Jenkins  
March 23, 2004  
Page 3 of 5

As a general rule, land can be withdrawn from Williamson Act contract only through the nine-year nonrenewal process. Immediate termination via cancellation is reserved for "extraordinary", unforeseen situations (See Sierra Club v. City of Hayward (1981) 28 Cal.3d 840, 852-855). The City or County of jurisdiction must approve a request for contract cancellation, and base that approval on specific findings that are supported by substantial evidence (Government Code Section 51282). If Williamson Act contract cancellation is proposed, we recommend that a discussion of the findings be included in the DEIR. Finally, the notice of the hearing to approve the tentative cancellation, and a copy of the landowner's petition, must be mailed to the Director of the Department of Conservation ten (10) working days prior to the hearing. (The notice should be mailed to Darryl Young, Director, Department of Conservation, c/o Division of Land Resource Protection, 801 K Street MS 13-71, Sacramento, CA 95814-3528)

- If the project site is under Williamson Act contract, and any part of the site is to continue under contract after project completion, the DEIR should discuss the proposed uses for those lands. Uses of contracted land must meet compatibility standards identified in Government Code Sections 51238 - 51238.3. Otherwise, contract termination (see paragraph above) must occur prior to the initiation of the land use.
- An agricultural preserve is a zone authorized by the Williamson Act, and established by the local government, to designate land qualified to be placed under the Act's 10-year contracts. Preserves are also intended to create a setting for contract-protected lands that is conducive to continuing agricultural use. Therefore, the uses of agricultural preserve land must be restricted by zoning or other means so as not to be incompatible with the agricultural use of contracted land within the preserve (Government Code Section 51230). Therefore, the DEIR should also discuss any proposed general plan designation or zoning within agricultural preserves affected by the project.

#### Mitigation Measures and Alternatives

Feasible alternatives to the project's location or configuration that would lessen or avoid farmland conversion impacts should be considered in the DEIR. Similarly, while the direct conversion of agricultural land is often deemed to be an unavoidable impact by CEQA analyses, mitigation measures must nevertheless be considered. The Division has compiled an annotated listing of approximately 30 "conservation tools" that have been used to conserve or mitigate project impacts on agricultural land. This compilation report may be requested from the Division.

Mrs. Diane Jenkins  
March 23, 2004  
Page 4 of 5

One of the tools described in the report is the purchase of agricultural conservation easements on land of at least equal quality and size as partial compensation for the direct loss of agricultural land, as well as for the mitigation of growth inducing and cumulative impacts on agricultural land. We highlight this measure because of its growing acceptance and use by lead agencies as mitigation under CEQA.

Mitigation using conservation easements can be implemented by at least two alternative approaches: the outright purchase of conservation easements tied to the project, or via the donation of mitigation fees to a local, regional or statewide organization or agency, including land trusts and conservancies, whose purpose includes the purchase, holding and maintenance of agricultural conservation easements. Whatever the approach, the conversion of agricultural land should be deemed an impact of at least regional significance and the search for mitigation lands conducted regionally, and not limited strictly to lands within Riverside County.

Information about conservation easements is available on the Department's website, or by contacting the Division at the address and phone number listed below. The Department's website address is:

<http://www.conservation.ca.gov/DLRP/>

Of course, the use of conservation easements is only one form of mitigation that should be considered. The following mitigation measures could also be considered:

- Increasing home density or clustering residential units to allow a greater portion of the development site to remain in agricultural production.
- Protecting nearby farmland from *premature* conversion through the use of less than permanent long-term restrictions on use such as 20-year Farmland Security Zone contracts (Government Code Section 51296) or 10-year Williamson Act contracts (Government Code Section 51200 et seq.).
- Establishing buffers such as setbacks, berms, greenbelts, and open space areas to separate farmland from incompatible urban uses.
- Investing in the commercial viability of the remaining agricultural land in the project area through a mitigation bank which invests in agricultural infrastructure, water supplies and marketing.

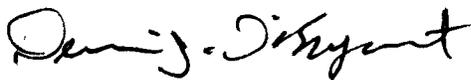
The Department believes that the most effective approach to farmland conservation and impact mitigation is one that is integrated with general plan policies. For example, the measures suggested above could be most effectively applied as part of a comprehensive agricultural land conservation element in the City of Riverside's general

Mrs. Diane Jenkins  
March 23, 2004  
Page 5 of 5

plan. Mitigation policies could then be applied systematically toward larger goals of sustaining an agricultural land resource base and economy. Within the context of a general plan mitigation strategy, other measures could be considered, such as the use of transfer of development credits, mitigation banking, and economic incentives for continuing agricultural uses.

Thank you for the opportunity to comment on the NOP. If you have questions on our comments, or require technical assistance or information on agricultural land conservation, please contact the Division at 801 K Street, MS 18-01, Sacramento, California 95814; or, phone (916) 324-0850.

Sincerely,



Dennis J. O'Bryant  
Acting Assistant Director

cc: Riverside – Corona RCD  
4500 Glenwood Drive  
Riverside, CA 92501

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## Appendix A - Page 35 of 70

Jim O'Neal of MARB called on March 5, 2004 at 9:31 a.m. He had no comments on the nOP but wanted to stay on the mailing list for the EIR.

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**MWD**  
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office



March 17, 2004

Ms. Diane Jenkins  
City of Riverside, Planning Department  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, California 92522

Dear Ms. Jenkins:

Notice of Preparation of a Draft Environmental Impact Report for the City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines, and Magnolia Avenue Specific Plan

The Metropolitan Water District of Southern California (Metropolitan) has reviewed a copy of the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines, and Magnolia Avenue Specific Plan (Project). The Project area consists of the corporate limits of the city of Riverside and properties within the City's sphere of influence considered the General Plan Planning Area. The City is located in western Riverside County and is bounded by the city of Colton in San Bernardino County to the north, the city of Moreno Valley in Riverside County to the east, unincorporated lands in Riverside County to the south, and the cities of Norco and Corona in Riverside County to the west.

The City's General Plan Update was last updated comprehensively in 1994. The current update involves comprehensive text changes to all required elements to incorporate the City's vision into an action-oriented document. The updated General Plan will include the following elements: Land Use and Urban Design, Circulation and Community Mobility, Housing, Arts and Culture, Education, Public Safety, Noise, Open Space, Public Facilities and Infrastructure, Historic Preservation, Air Quality. The City Zoning Code has not been comprehensively revised since its initial adoption in 1956, although it has been amended numerous times over the years to remain consistent with changes in State laws, and to respond to changing City needs and objectives. The Zoning Code revision involves: changes to reflect new land use policies contained in the updated General Plan; reorganization and reformatting to create a logical and intuitive organization to facilitate its use; updates to provide consistency with the most recent changes in State and federal laws and regulations; reduction in and reorganization of the residential, commercial and industrial zoning districts; and administrative procedures and

Ms. Diane Jenkins

Page 2

March 17, 2004

processes will be simplified and further streamlined. The City's Subdivision Code was last updated comprehensively in 1996. The comprehensive revision intends to bring the City's Subdivision Ordinance up to date with current law and reformat the Code so it is consistent with the new Zoning Code and easier for the public to use. The Design Guidelines document is a policy tool that will be used to visually communicate concepts expressed in the General Plan and Zoning Code. The Magnolia Avenue Specific Plan intends to create a comprehensive and detailed framework of objective, policies and implementation tools to guide growth and change along the City's most prominent local thoroughfare. This letter contains Metropolitan's response to the NOP as a potentially affected agency.

Metropolitan owns and operates facilities within the boundaries of the City. Metropolitan's Upper Feeder Pipeline, Lower Feeder Pipeline, and Mills Filtration Plant are within the boundaries of the City. The Upper Feeder Pipeline is a 132-inch diameter pipeline located within a permanent easement right-of-way; and the Lower Feeder Pipeline is a 120-inch diameter pipeline located within a fee-property right-of-way. Additionally, Metropolitan owns the Box Springs Feeder right-of-way property, which is also within the boundaries of the City. Metropolitan is concerned with potential impacts to our facilities and fee-owned property that may occur as a result of the proposed Project. Specifically, Metropolitan is interested in potential changes in land use designation that may occur as a result of the proposed Project. Metropolitan must be allowed to maintain its rights-of-way and requires unobstructed access to our facilities and properties at all times in order to repair and maintain our system.

Metropolitan requests that the City consider Metropolitan's facilities and property in its planning and in the Draft EIR, and avoid potential impacts that may occur due to the implementation of the General Plan Update, Zoning Code revision, City's Subdivision Ordinance comprehensive revision, Design Guidelines, and Magnolia Avenue Specific Plan. In order to avoid impacts, Metropolitan requests that our pipeline, filtration plant, and property be assigned a land use designation that would not conflict with our operations and routine and/or emergency maintenance. The land use designation should ensure that development around Metropolitan's facilities and property is consistent with the express use of our pipelines and rights-of-way as public utilities.

Furthermore, Metropolitan is concerned about the Draft EIR's lack of consistency with the land uses adopted by the County of Riverside in their 2003 General Plan. In particular, Metropolitan's lands in and around Lake Mathews are shown incorrectly in the City's Sphere Boundary for the General Plan (see attached figure titled "Final Lake Mathews Land Use Plan"). Specifically, areas shown primarily as Open Space/Natural Resources and Kangaroo Rat Habitat within the City's General Plan should in fact be shown as Public Facilities, in order to correctly depict Metropolitan's land holdings/uses at Lake Mathews, as well as Western Municipal Water District's facilities at the easterly end of Lake Mathews. In addition, it appears that the land uses in general do not coincide with the various land uses in the County's Plan. Metropolitan requests that the City correct these discrepancies. Metropolitan would be willing to share GIS data with the City, if requested, to facilitate correcting the land use map.

Ms. Diane Jenkins  
Page 3  
March 17, 2004

Metropolitan also requests that the City analyze the consistency of the proposed project with the growth management plan adopted by the Southern California Association of Governments (SCAG). Metropolitan uses SCAG's population, housing, and employment projections to determine future water demand.

In addition, Metropolitan encourages projects within its service area to include water conservation measures. Water conservation, reclaimed water use, and groundwater recharge programs are integral components to regional water supply planning. Metropolitan supports mitigation measures such as using water efficient fixtures, drought-tolerant landscaping, and reclaimed water to offset any increase in water use associated with the proposed project.

We appreciate the opportunity to provide input to your planning process and we look forward to receiving future environmental documentation, including a copy of the Draft EIR, for this project. If we can be of further assistance, please contact Ms. Ana Reyes at (213) 217-7079.

Very truly yours,



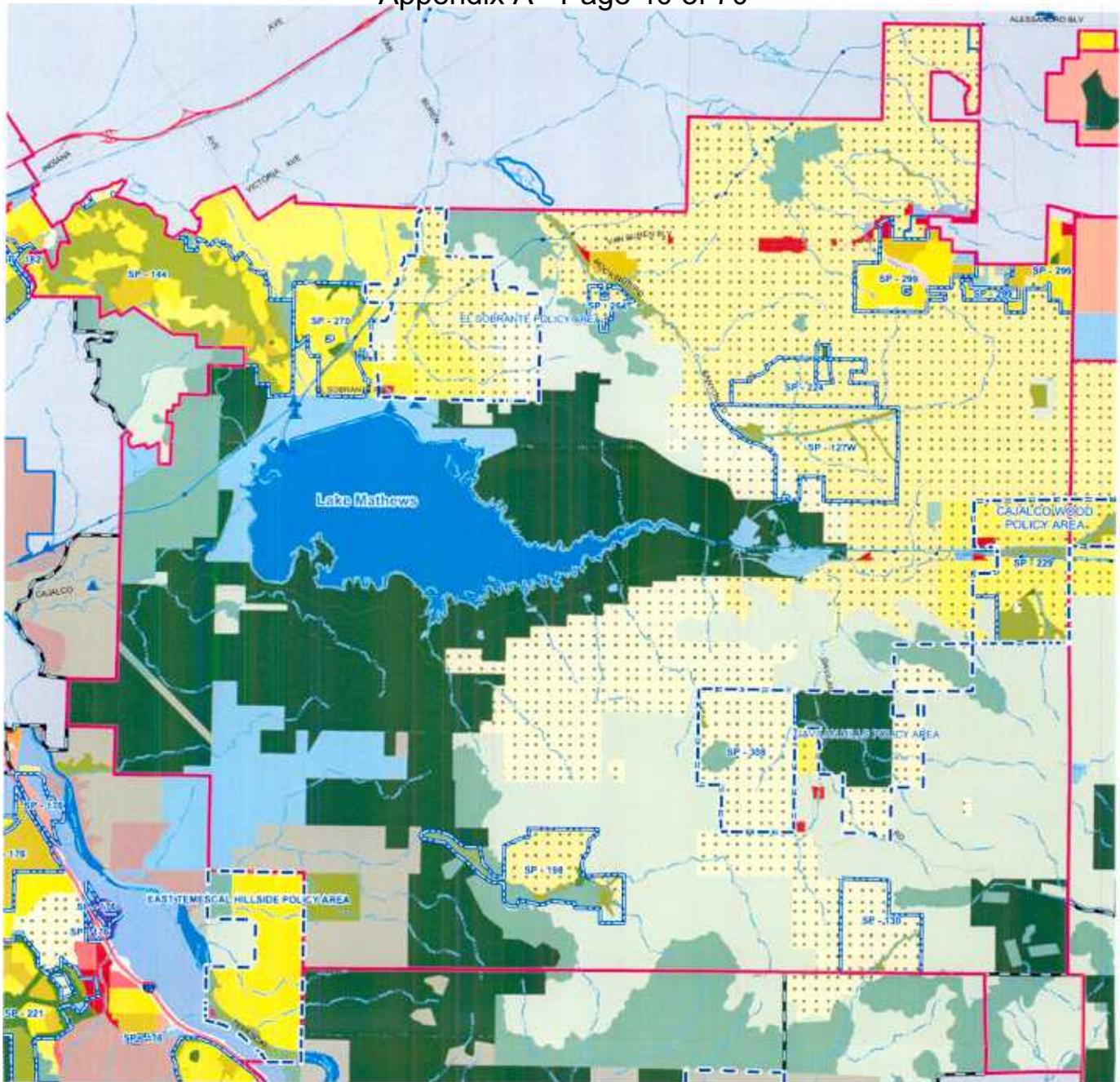
*FOR*

Laura J. Simonek  
Manager, Environmental Planning Team

LJM/rdl

(Public Folders/EPU/Letters/08-MAR-04C.doc - Diane Jenkins)

Enclosure: Final Lake Mathews Land Use Plan – Figure 3.9



**GENERAL PLAN FOUNDATION COMPONENTS AND LAND USE DESIGNATIONS**

- |  |  |  |   |
|--|--|--|---|
| <p><b>COMMUNITY DEVELOPMENT</b></p> <ul style="list-style-type: none"> <li>□ Estate Residential (2 ac min)</li> <li>□ Very Low Density Residential (1 ac min)</li> <li>□ Low Density Residential (0.5 ac min)</li> <li>□ Medium Density Residential (2-5 da/acre)</li> <li>□ Medium High Density Residential (5-8 da/acre)</li> <li>□ High Density Residential (8-14 da/acre)</li> <li>□ Very High Density Residential (14-20 da/acre)</li> <li>□ Highest Density Residential (20+ da/acre)</li> <li>□ Commercial Retail</li> <li>□ Commercial Tourist</li> <li>□ Commercial Office</li> <li>□ Community Center</li> </ul> | <p><b>COMMUNITY DEVELOPMENT (CONT)</b></p> <ul style="list-style-type: none"> <li>□ Light Industrial</li> <li>□ High Industrial</li> <li>□ Business Park</li> <li>□ Public Facilities</li> <li>□ Mixed Use Planning Area</li> </ul> <p><b>RURAL COMMUNITY</b></p> <ul style="list-style-type: none"> <li>□ Estate Residential (2 ac min)</li> <li>□ Very Low Density Residential (1 ac min)</li> <li>□ Low Density Residential (0.5 ac min)</li> </ul> | <p><b>RURAL</b></p> <ul style="list-style-type: none"> <li>□ Rural Residential (5 ac min)</li> <li>□ Rural Mountainous (10 ac min)</li> <li>□ Rural Desert (10 ac min)</li> </ul> <p><b>AGRICULTURE</b></p> <ul style="list-style-type: none"> <li>□ Agriculture</li> </ul> <p><b>OPEN SPACE</b></p> <ul style="list-style-type: none"> <li>□ Conservation</li> <li>□ Conservation - Habitat</li> <li>□ Open Space - Recreation</li> <li>□ Open Space - Rural</li> <li>□ Open Space - Water</li> <li>□ Open Space - Mineral Resources</li> </ul> | <p><b>OVERLAYS</b></p> <ul style="list-style-type: none"> <li>□ Business Park</li> <li>□ Community Center</li> <li>□ Community Development</li> <li>□ Commercial Retail</li> <li>□ Rural Village and Rural Village Study Area</li> <li>□ Watercourse</li> <li>□ Areas Subject to Indian Jurisdiction</li> <li>□ Area Plan Boundaries</li> <li>□ MWD Facilities</li> </ul> |
|--|--|--|---|

Source Information: General Plan land uses depicted on this map were developed by The County of Riverside Planning Department. The oldest data shown on this map was created in 1990.

Note: This Map may show designations on lands that have been annexed to cities after 1999.

This map may not represent the most current information available and may be revised without prior notice. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording.

Figure 3.9

0 8,000 Feet  
Oct 7, 2003

**FINAL DRAFT LAKE MATHEWS AREA LAND USE PLAN**



## Appendix A - Page 41 of 70

**Diane Jenkins - Re: Administrative Draft Land Use Map**

**From:** Diane Jenkins  
**To:** Montalvo, Arlee  
**Date:** 03/16/2004 10:24 AM  
**Subject:** Re: Administrative Draft Land Use Map  
**CC:** Aaron, Craig; rcrd@rcrcd.com

Thank you for responding to the Notice of Preparation for the EIR for the General Plan 2025 Program. This e-mail will be forwarded to our consultants for review as the EIR is prepared.

You are correct that the land use map has a typographical error in the legend. The densities for Semi-Rural Residential and Hillside Residential have, mistakenly, been switched. Staff has brought this to the attention of our consultants and this GIS layer is being corrected.

Your second question regarding the Sycamore Canyon Park being designated as Kangaroo Habitat is something that we will discuss with our consultants as part of the program review.

Thank you for taking the time to respond to the Notice of Preparation.

City of Riverside, Planning & Building Department  
 Diane Jenkins, AICP  
 Senior Planner  
 (909) 826-5625  
[DJenkins@riversideca.gov](mailto:DJenkins@riversideca.gov)

>>> Arlee Montalvo <arlee.montalvo@ucr.edu> 03/15/2004 10:18:52 PM >>>  
 Dear Ms. Jenkins,

As an employee of the Riverside-Corona Resource Conservation District (RCRCD), I have been asked to examine the transmittal documents on the Land Use Plan with respect to the Open Space and Conservation element. I will therefore be paying close attention to at least the following land use zones: Open Space/Natural Resources, Kangaroo Rat Habitat, Public Park, and Hillside Residential.

I have two questions to be addressed as soon as possible and before I submit more lengthy comments.

I noticed that the Administrative Draft Land Use Map mistakenly shows a maximum density of 2.5 du/acre for the Hillside Residential zone instead of a maximum of 0.5 du/acre (with a range of 0.2 to 0.5 du/acre depending on slope). This error is large and needs to be corrected because the erroneous number represents a potential for more than 5 times less open space. Also, could Sycamore Canyon Park can be shown as Kangaroo Rat Habitat in addition to being a public park? This fact is important to the Stevens Kangaroo Rat Habitat Conservation Plan and to the MSHCP.

Both of these issues are important to the Open Space and Conservation Element of the General Plan for several reasons: 1.) the Hillside Residential zone contains much open space and sensitive wetland or other wildlife habitat that is within or will be within conservation easements or open space lots after build out; 2) The Hillside Residential zone will support a large portion of the regional trail system; and 3) a portion of this zone at the eastern edge of Riverside is within regional MSHCP squares and is needed to provide overland wildlife connections between official SKR habitat at Sycamore Canyon Park and the Box Springs Mountain area. If the density is shown incorrectly on the map, it can cause big problems with interpreting the potential impacts of development on the open space element.

Regards,  
 Arlee Montalvo  
 Restoration Ecologist and Plant Population Biologist

\*\*\*\*\*

Arlee M. Montalvo  
 Department of Botany and Plant Sciences  
 University of California  
 Riverside, CA 92521

and

Riverside-Corona Resource Conservation District  
 4500 Glenwood Drive  
 Riverside, CA 92521

phone: (909) 781-7346 (afternoons), 683-7691 (mornings)  
 fax: (909) 787-4437

Appendix A - Page 42 of 70

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*Hans W. Kernkamp, General Manager-Chief Engineer*

March 15, 2004



Diane Jenkins, Project Planner  
City of Riverside – Planning Department  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

**RE: Notice of Preparation of a Draft Environmental Impact Report (Draft EIR)**  
**Proposed Project components: 1) Comprehensive update and revision of the the City of Riverside General Plan; 2) Comprehensive update and revision of the City of Riverside Zoning Code; 3) Comprehensive update and revision of the City of Riverside Subdivision Ordinance; 4) new policy implementation document consistent with the General Plan and Zoning Code updates and revisions; 5) Specific Plan for Magnolia Avenue Corridor**

Dear Ms. Jenkins:

The Riverside County Waste Management Department has reviewed the Notice of Preparation (NOP) of a DEIR for the project referenced above. The following comments are submitted to you so that they may be considered for the scope and content of the DEIR:

- 1 There are 3 (three) active landfills in Riverside County: El Sobrante Landfill, Lamb Canyon Landfill and Badlands Landfill. Any Municipal Waste generated within your jurisdiction would be hauled to one of these 3 (three) landfill facilities:

El Sobrante Landfill: The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by Waste Management of the Inland Empire. The Department operates the gate. The existing landfill encompasses 1,322 acres, of which 645 acres are permitted for landfilling. The El Sobrante Landfill, which has been in operation since 1986, is permitted to receive up to 10,000 tons of municipal solid waste for disposal on a daily basis; of which 4,000 tons per day of capacity are reserved for waste generated within Riverside County. The landfill has a total capacity of approximately 109 million tons or 184.93 million cubic yards, of which approximately 68 million tons are reserved for in-County waste. As of March 10, 2004, the landfill had approximately 12 million tons of waste in place and a remaining disposal capacity of approximately 97 million tons<sup>1</sup>. From March 1, 2003 through February 29, 2004, the El Sobrante Landfill accepted a total of approximately 2.046 million tons of waste, of which approximately 812,000 tons were generated within Riverside County. The landfill is expected to have a remaining life of approximately 29 years.

Lamb Canyon Landfill: The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79), with Interstate 10 to the north and Highway 74 to the south. The landfill is owned and operated by Riverside County. The landfill encompasses approximately 1,088 acres, of which 178 acres are permitted landfill acreage. The landfill is currently permitted to receive 1,900 tons per day of trash for disposal and has a remaining disposal capacity of approximately 5 million tons, as of March 10, 2004<sup>1</sup>. From March 1, 2003 through February 29, 2004, the landfill received a total tonnage of

<sup>1</sup> Remaining Capacity on 3/10/04 was calculated from 2002 GASB figures and In-County tonnage from SiteInfo (on May 11, 2004)

186,565.85, averaging 628 tons per month.

A proposal to expand the Lamb Canyon Landfill's current refuse footprint to encompass 144.6 acres and increase its maximum daily disposal capacity to 3,000 tons was recently approved. The expansion proposal would result in a total landfill capacity of 16.2 million tons, which is estimated to be reached in 2023, approximately. Further landfill expansion potential exists at the Lamb Canyon Landfill site.

Badlands Landfill: The Badlands Landfill is located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State Highway 60 at Theodore Avenue. The landfill is owned and operated by Riverside County. The existing landfill encompasses 1,093 acres, of which 150 acres are permitted for landfilling and another 70 acres are permitted for excavation and stockpiling cover material and other ancillary activities. The landfill is currently permitted to receive 4,000 tons per day and has an overall remaining disposal capacity of approximately 9,309,727.90 tons, as of March 10, 2004<sup>2</sup>. From March 1, 2003 through February 29, 2004, the landfill received a total of 426,531.84 tons of refuse for disposal, and an average of 1,497 tons per month. The Badlands Landfill is projected to reach capacity between 2018 and 2020. Further landfill expansion potential exists at the Badlands Landfill site.

2. The DEIR should discuss and establish guidelines that conform to the City of Riverside's Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE). To help reduce potential solid waste impacts and comply with State law in diverting solid waste from landfill disposal, the Department would like to recommend the following measures for future land use development, improvements and/or change of uses:
  - a) Green waste should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.
  - b) The use of mulch and/or compost in the development and maintenance of landscape areas.
  - c) Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.
  - d) Businesses that generate 27 gallons of 220 lbs of hazardous waste, or 2.2 lbs of extremely hazardous waste per month should contact the Conditionally Exempt Small Quantity Generator (CESQG) Program to dispose of their waste. The CESQG Program was established by the Riverside County Environmental Health – Hazardous Material Management Division, and currently counts with 25 mobile hazardous waste collection sites. (For more information call Douglas Thompson, Hazardous Materials Management Specialist at 909/358-5055.
3. The DEIR should provide a discussion about the City's compliance with all regulatory requirements regarding solid wastes. As per State Model Ordinance (implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access

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Remaining Capacity on 3/10/04 was calculated from 2002 GASB figures and In-County tonnage from SiteInfo (on March 11, 2004)

Diane Jenkins, Senior Planner

Appendix A - Page 45 of 70  
Notice of Preparation of a Draft EIR

Update/Revision of the City of Riverside General Plan, Zoning Code Subdivision Code, Citywide Design Guidelines, and Magnolia Avenue Specific Plan

March 15, 2004

Page 3

Act of 1991), the Draft EIR shall incorporate guidelines for the implementation of the following measure to promote recycling and diversion of solid waste from landfill disposal:

- a) Adequate areas for the collection and loading of recyclable materials are to be provided within detached, single family residential areas where solid waste is collected and loaded in a location, which serves five or more units. The design guidelines for residential development shall appropriately identify and describe these areas:

4. Transportation/Traffic

The DEIR should discuss and incorporate guidelines that require development projects (including new development, change of use, or improvements projects) to provide estimates of trips attributed to the collection and transportation of waste and recyclables generated by such projects.

5. Air Quality

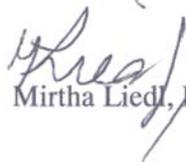
The DEIR should discuss and incorporate guidelines that require development projects (including new development, change of use or improvements projects) to assess potential air quality impacts associated with the collection and transportation of solid waste from their development sites.

6. Hazardous Waste

Hazardous waste is not accepted at County landfills. The DEIR should provide guidelines requiring development projects (including new development, change of use or improvement projects) to provide an estimate of the amount of hazardous waste and household hazardous waste, such as paint, that will be generated by the project and how it will be disposed or recycled.

Thank you for the opportunity to comment on the NOP. We would appreciate being notified directly of any subsequent actions relative to this project. We would also appreciate the opportunity to review any additional information or environmental document. If you have any questions, please contact me at 909/486-3284.

Sincerely,

  
Mirtha Liedl, Planner

PD# 21992

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Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 916/445-0613

SCH # \_\_\_\_\_

Project Title: City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines and Magnolia Avenue Specific Plan.

Lead Agency: City of Riverside, Planning Department Contact Person: Diane Jenkins, AICP, Senior Planner
Street Address: 3900 Main Street, 3rd Floor Phone: (909) 826-5625 - DiJenkins@riversideca.gov
City: Riverside Zip: 92522 County: Riverside

Project Location:

County: Riverside City/Nearest Community: Riverside/Moreno Valley/Corona/Norco/Grand Terrace/Colton
Cross Streets: N/A Zip Code: N/A Total Acres: N/A
Assessor's Parcel No. N/A Section: Twp. Range: Base: SB
Within 2 Miles: State Hwy #: 215/60/91 Waterways: Santa Ana River and various arroyos
Airports: Riverside Railways: Metrolink, BNSF Schools: Riverside USD/Alvord USD

Document Type:

- CEQA: [X] NOP [ ] Supplement/Subsequent EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons (Prior SCH No.) [ ] EA [ ] Final Document
[ ] Neg Dec [ ] Other [ ] Draft EIS [ ] Other
[ ] Draft EIR [ ] FONSI

Local Action Type:

- [X] General Plan Update [X] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [X] Other Zoning and

Subdivision Code Updates and Citywide Design Guidelines

Development Type:

- [ ] Residential: Units Acres Water Facilities: Type MGD
[ ] Office: Sq.ft. Acres Employees Transportation: Type
[ ] Commercial: Sq.ft. Acres Employees Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees Power: Type Watts
[ ] Educational: Waste Treatment: Type
[ ] Recreational: Hazardous Waste: Type
[ ] Other:

Funding (approx.): Federal \$ State \$ Total \$

Project Issues Discussed in Document

- [X] Aesthetic/Visual [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Agricultural Land [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Air Quality [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Archeological/Historical [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Wildlife
[ ] Coastal Zone [X] Noise [X] Solid Waste [X] Growth Inducing
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Landuse
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Cumulative Effects
[X] Fiscal [X] Recreation/Parks [X] Vegetation [ ] Other

Present Land Use/Zoning/General Plan Designation: N/A

Project Description: See Project description on the NOP

SCANNED

By: MFA

Date: 2/2/04

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**Riverside Transit Agency**

1825 Third Street  
P.O. Box 59968  
Riverside, CA 92517  
Phone: (909) 684-0850  
Fax: (909) 684-1007

March 9, 2004

Diane Jenkins, AICP  
Senior Planner  
Riverside Planning Department  
3900 Main St, 3rd floor  
Riverside CA 92522

**SUBJECT: NOP for Environmental Impact Report for 2025 General Plan  
Comments from RTA**

Dear Ms Jenkins:

Thank you for the notice to Riverside Transit Agency (RTA) regarding the forthcoming Draft EIR for the 2025 Riverside General Plan. RTA has been participating in the General Plan public input portion of the process, specifically, serving on the Technical Advisory Committee and is looking forward to reviewing the EIR. A copy of the RTA staff review is attached for your information.

At the present stage of General Plan development, it would be inappropriate for RTA to make specific comments or critique any Plan components. However, the Agency would like to mention a few transit-related topics it hopes would be thoroughly discussed in the EIR:

Incorporating a generally robust transit component in the Circulation and Community Mobility Element as a means for the City to attain a stated goal in the NOP of minimizing traffic congestion;

Requiring developers of larger commercial, institutional, industrial, office and high-density residential projects to consider transit-friendly designs for the site perimeter and internal circulation patterns in their submittals;

- Automatically incorporating transit service and transit amenities relative to the three new mixed-use development land use categories (Neighborhood, Village and Urban), wherever they might occur geographically;

Linking transit service and transit-oriented design features to Riverside's proposed new Very High Density land use category, wherever it is located;

Continue to incorporate the role of BusRapid Transit (BRT) amenities and retrofit as significant to the future success of the Magnolia Corridor and for University Ave.

## Appendix A - Page 50 of 70

RTA will offer its cooperation with the City in this process by providing any available data and forecasts essential to a comprehensive analysis of transit issues, challenges and opportunities that will be facing Riverside between now and the year 2025. In the mean time, RTA believes the General Plan is going forward quite well, and is indeed a potential "cutting edge" document that will soon be widely recognized. RTA looks forward to working with the City to incorporate into the General Plan the transit elements listed above.

If you need additional clarification or I can be of further assistance, please call me at (909) 565-5130 or contact me online at [apatino@riversidetransit.com](mailto:apatino@riversidetransit.com).

Sincerely,

A handwritten signature in blue ink that reads "Anne Palatino". The signature is written in a cursive style with a blue ink color.

Anne Palatino  
Director of Planning



March 9, 2004

## PLANNING DEPARTMENT MEMO

### DEVELOPMENT REVIEW

To: Anne Palatino, Director of Planning

From: Michael McCoy, Senior Planner *Mike*

Subject: City of Riverside project, Notice of Preparation of Draft EIR for 2025 General Plan -- **RTA Comments**  
Bus routes affected: None at present

**Summary:** The City of Riverside Planning Dept has issued the legally-required Notice of Preparation (NOP) for preparing the Environmental Impact Report (EIR) for the forthcoming Riverside 2025 General Plan. This EIR will be the most important policy document guiding land use and development decisions in Riverside over the next 20 years. The EIR will also include discussion of general architectural design guidelines throughout the City and the Specific Plan for the Magnolia Avenue Corridor.

The NOP does not mention “transit” in the general policy directives for the various elements and components of the 2025 Plan. This omission is understandable at this early stage in the General Plan process. However, RTA staff believes it would be appropriate to mention a few transit-related topics, as a “gentle reminder” that the agency hopes will be thoroughly analyzed in the Plan, such as:

- Incorporating a robust general transit component in the Circulation and Community Mobility Element as a means for the City to meet a stated primary goal: Minimizing traffic congestion;
- Incorporating transit service and transit amenities relative to the three new mixed-use development land use categories, wherever they might occur;  
Incorporating transit services in locations of Riverside’s proposed new Very High Density (up to 40 units/acre) land use category;  
Recognizing and incorporating the role of BusRapid Transit (BRT) as significant to the future success of the Magnolia Corridor and for University Ave.

RTA has already participated in several General Plan workshops and community meetings. The Agency stands ready to assist the City and its General Plan consultants with whatever data and forecasts it can provide for a comprehensive analysis of transit issues, challenges and opportunities. Contingent on the above listed subjects being adequately discussed in the EIR, RTA believes the General Plan is going forward quite well and will send a letter of approval and encouragement to the City.

INITIAL REVIEW INFORMATION - Review completed date: March 9, 2004

Documents received at RTA: February 29, 2004;  
Reply-by Date: March 23, 2004; Planning Commission Agenda Date: March 18, 2004;  
City Council Agenda Date: unknown;  
Case Number: N/A; Project Planner: Diane Jenkins, AICP, (909) 826-5625;

Appendix A - Page 52 of 70

Applicant: City of Riverside Planning Department

RTA PLANNING FOLLOW-UP: 3/18/04

Standard "Acceptable" letter to jurisdiction without comments

Standard "Acceptable" letter to jurisdiction with compliments or positive advisories

Letter with comments advising project modifications re transit issues

SECOND REVIEW:

Review materials placed in archive files: Date:

Diane Jenkins - Arlington Desalter, wells and SARI Line Map

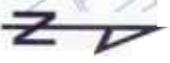
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**From:** "Peter Vitt" <PVitt@sawpa.org>  
**To:** <DiJenkins@ci.riverside.ca.us>  
**Date:** 02/27/2004 11:10 AM  
**Subject:** Arlington Desalter, wells and SARI Line Map  
**CC:** "Michelle Campbell" <mcampbell@sawpa.org>

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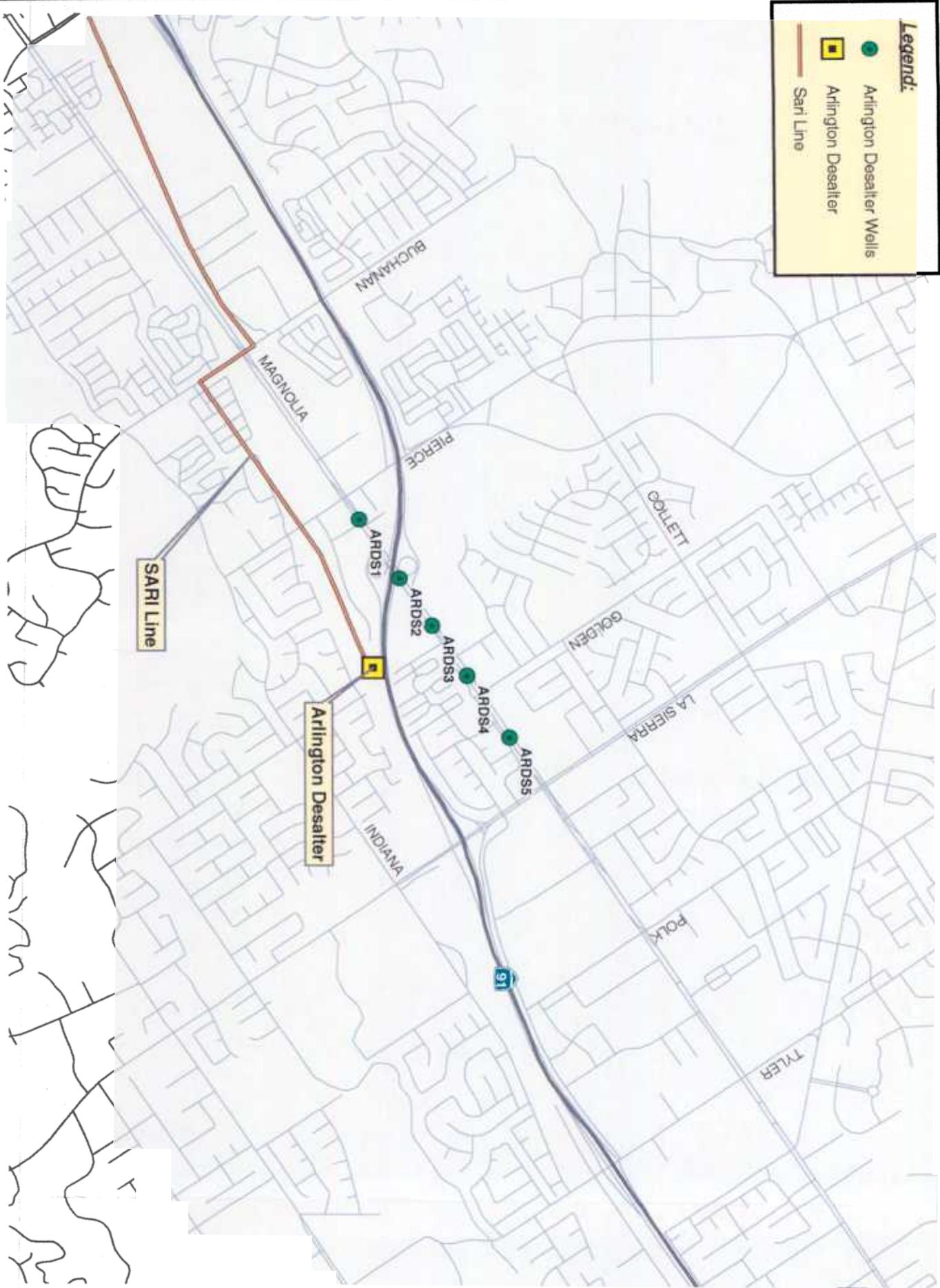
Diane – here is a map showing the facilities – Locations are approximate

Peter Vitt  
GIS Analyst  
Santa Ana Watershed Project Authority  
[pvitt@sawpa.org](mailto:pvitt@sawpa.org)  
909-354-4227

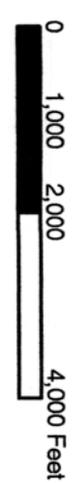


**Legend:**

- Arlington Desalter Wells
- Arlington Desalter
- Sari Line



**Note:**  
All Locations Approximate



# Arlington Desalter and Wells

Appendix A - Page 55 of 70  
Diane Jenkins - Notice of Prep. of Draft EIR

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**From:** "Michelle Campbell" <mcampbell@sawpa.org>  
**To:** <dijenkins@ci.riverside.ca.us>  
**Date:** 02/26/2004 6:27 PM  
**Subject:** Notice of Prep. of Draft EIR

---

SAWPA, as a water agency, is concerned with environmental factors specifically related to water. SAWPA's water lines and wells are located within the Magnolia region particularly between the areas of Tyler and Pierce. Our desalting facility is located adjacent to the Magnolia/91 freeway overcross. Please continue to keep SAWPA informed of changes along the Magnolia section as well as the development of the EIR. Future correspondence or questions may be directed to Mr. Eldon Horst, Executive Manager of Engineering and Operations. Thank you very much.

Environmental Factors related to SAWPA include:

- Biological Resources
- Hazards and Hazardous Materials
- Utilities and Service Systems
- Hydrology/Water Quality
- Geology
- Land Use

Michelle Campbell  
Records Management  
909/354-4220

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SOUTHERN CALIFORNIA



**ASSOCIATION of GOVERNMENTS**

**Main Office**

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

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**San Bernardino County:** Paul Biane, San Bernardino County • Bill Alexander, Rancho Cucamonga • Edward Burgnon, Town of Apple Valley • Lawrence Dale, Barstow • Lee Ann Garcia, Grand Terrace • Susan Longville, San Bernardino • Gary Oviatt, Ontario • Deborah Robertson, Rialto

**Ventura County:** Judy Mikels, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Hueneme

**Orange County Transportation Authority:** Charles Smith, Orange County

**Riverside County Transportation Commission:** Robin Lowe, Hemet

**Ventura County Transportation Commission:** Bill Davis, Simi Valley

March 15, 2004

Ms. Diane Jenkins, AICP  
Senior Planner  
Planning Department  
City of Riverside  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522



**RE: Comments on the Notice of Preparation for a Draft Environmental Impact Report for the City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines, and Magnolia Avenue Specific Plan – SCAG No. I 20040107**

Dear Ms. Jenkins:

Thank you for submitting the **Notice of Preparation for a Draft Environmental Impact Report for the City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines, and Magnolia Avenue Specific Plan** to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the aforementioned **Notice of Preparation** and have determined that **the proposed Project is regionally significant per California Environmental Quality Act (CEQA) Guidelines (Section 15206)**. The proposed Project considers a local general plan, element, or amendment for which an environmental impact report is being prepared. CEQA requires that EIRs discuss any inconsistencies between the proposed project and applicable general plans and **regional plans (Section 15125 [J])**. If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided.

Policies of SCAG's Regional Comprehensive Plan and Guide and Regional Transportation Plan, which may be applicable to your project, are outlined in the attachment. **We expect the Draft EIR to specifically cite the appropriate SCAG policies and address the manner in which the Project is consistent with applicable core policies or supportive of applicable ancillary policies.** Please use our policy numbers to refer to them in your Draft EIR. Also, we would encourage you to use a side-by-side comparison of SCAG policies with a discussion of the consistency or support of the policy with the Proposed Project.

Please provide a minimum of 45 days for SCAG to review the Draft EIR when this document is available. If you have any questions regarding the attached comments, please contact me at (213) 236-1867. Thank you.

Sincerely,

  
JEFFEREY M. SMITH, AICP  
Senior Regional Planner  
Intergovernmental Review

March 15, 2004  
 Ms. Diane Jenkins, AICP  
 Page 2

**COMMENTS ON THE PROPOSAL TO DEVELOP A  
 DRAFT ENVIRONMENTAL IMPACT REPORT  
 FOR THE  
 CITY OF RIVERSIDE  
 GENERAL PLAN, ZONING CODE, SUBDIVISION CODE,  
 CITYWIDE DESIGN GUIDELINES,  
 MAGNOLIA AVENUE SPECIFIC PLAN  
 SCAG NO. 1 20040107**

**PROJECT DESCRIPTION**

The proposed Project considers a comprehensive update of the City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines and Magnolia Avenue Specific Plan.

**CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES**

The **Growth Management Chapter (GMC)** of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the Draft EIR for the City of Riverside (General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines and Magnolia Avenue Specific Plan.

*3.01 The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.*

**Regional Growth Forecasts**

The Draft EIR should reflect the most current SCAG forecasts which are the 2001 RTP (April 2001) Population, Household and Employment forecasts for the Western Riverside Council of Governments (WRCOG) subregion and the City of Riverside. These forecast follows:

<b>WRCOG SUBREGION</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
POPULATION	1,199,215	1,416,994	1,590,774	1,761,652	1,993,534	2,232,983
HOUSEHOLD	385,843	439,974	503,954	565,729	640,467	721,427
EMPLOYMENT	371,430	484,774	601,920	671,85	734,503	801,806

## Appendix A - Page 59 of 70

March 15, 2004  
Ms. Diane Jenkins, AICP  
Page 3

<b>CITY OF RIVERSIDE</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
POPULATION	259,807	292,272	302,507	312,571	326,226	340,328
HOUSEHOLD	82,397	88,373	93,245	97,910	103,638	109,803
EMPLOYMENT	125,999	154,003	182,943	200,058	215,701	232,326

*3.03 The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.*

### **GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING**

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

*Encourage patterns of urban development and land use, which reduce costs on infrastructure construction and make better use of existing facilities.*

*Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*

*Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.*

### **GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE**

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

March 15, 2004  
Ms. Diane Jenkins, AICP  
Page 4

*Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*

*Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.*

*Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*

*Encourage planned development in locations least likely to cause environmental impact.*

*Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.*

3.21 *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*

*Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*

*Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

### **GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY**

The Growth Management Goal to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

March 15, 2004  
Ms. Diane Jenkins, AICP  
Page 5

*Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*

*Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

## **REGIONAL TRANSPORTATION PLAN**

The **Regional Transportation Plan (RTP)** also has goals, objectives, policies and actions pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. Among the relevant goals, objectives, policies and actions of the RTP are the following:

### **Core Regional Transportation Plan Policies**

*Transportation investments shall be based on SCAG's adopted Regional Performance Indicators:*

**Mobility** - *Transportation Systems should meet the public need for improved access, and for safe, comfortable, convenient, faster and economical movements of people and goods.*

- *Average Work Trip Travel Time in Minutes – 25 minutes (Auto)*
- *PM Peak Freeway Travel Speed – 45 minutes (Transit)*
- *PM Peak Non-Freeway Travel Speed*
- *Percent of PM Peak Travel in Delay (Fwy)*
- *Percent of PM Peak Travel in Delay (Non-Fwy)*

**Accessibility** - *Transportation system should ensure the ease with which opportunities are reached. Transportation and land use measures should be employed to ensure minimal time and cost.*

- *Work Opportunities within 45 Minutes door to door travel time (Mode Neutral)*
- *Average transit access time*

**Environment** - *Transportation system should sustain development and preservation of the existing system and the environment. (All Trips)*

March 15, 2004  
Ms. Diane Jenkins, AICP  
Page 6

*CO, ROG, NOx, PM10, PM2.5 – Meet the applicable SIP Emission Budget and the Transportation Conformity requirements*

*Reliability – Transportation system should have reasonable and dependable levels of service by mode. (All Trips)*

- *Transit – 63%*
- *Highway – 76%*

*Safety - Transportation systems should provide minimal accident, death and injury. (All Trips)*

- *Fatalities Per Million Passenger Miles – 0*
- *Injury Accidents – 0*

*Equity/Environmental Justice - The benefits of transportation investments should be equitably distributed among all ethnic, age and income groups. (All trips)*

- *By Income Groups Share of Net Benefits – Equitable Distribution of Benefits among all Income Quintiles*

*Cost-Effectiveness - Maximize return on transportation investment (All Trips). Air Quality, Mobility, Accessibility and Safety*

- *Return on Total Investment – Optimize return on Transportation Investments*

*Transportation investments shall mitigate environmental impacts to an acceptable level.*

*Transportation Control Measures shall be a priority.*

*4.16 Maintaining and operating the existing transportation system will be a priority over expanding capacity.*

## **AIR QUALITY CHAPTER CORE ACTIONS**

The **Air Quality Chapter** core actions related to the proposed project includes:

*Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed.*

*Through the environmental document review process, ensure that plans at all*

March 15, 2004  
Ms. Diane Jenkins, AICP  
Page 7

*levels of government (regional, air basin, county, subregional and local) consider air quality, land use, transportation and economic relationships to ensure consistency and minimize conflicts.*

## **OPEN SPACE CHAPTER ANCILLARY GOALS**

### **Outdoor Recreation**

*Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region and to promote tourism in the region.*

9.02 *Increase the accessibility to open space lands for outdoor recreation.*

*Promote self-sustaining regional recreation resources and facilities.*

### **Public Health and Safety**

*Maintain open space for adequate protection of lives and properties against natural and man-made hazards.*

9.05 *Minimize potentially hazardous developments in hillsides, canyons, areas susceptible to flooding, earthquakes, wildfire and other known hazards, and areas with limited access for emergency equipment.*

*Minimize public expenditure for infrastructure and facilities to support urban type uses in areas where public health and safety could not be guaranteed.*

### **Resource Production**

*Maintain adequate viable resource production lands, particularly lands devoted to commercial agriculture and mining operations.*

### **Resource Protection**

*Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.*

March 15, 2004  
Ms. Diane Jenkins, AICP  
Page 8

## WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS

The **Water Quality Chapter** core recommendations and policy options relate to the two water quality goals: to restore and maintain the chemical, physical and biological integrity of the nation's water; and, to achieve and maintain water quality objectives that are necessary to protect all beneficial uses of all waters.

*11.07 Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.*

## GROWTH VISIONING

The fundamental goal of the Growth Visioning effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and **sustain** for future generations the region's **mobility, livability** and **prosperity**. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

Principle 1: Improve **mobility** for all residents

- Encourage transportation investments and land use decisions that are mutually supportive.
- Locate new housing near existing jobs and new jobs near existing housing.
- Encourage transit-oriented development.
- Promote a variety of travel choices

Principle 2: Foster **livability** in all communities

- Promote infill development and redevelopment to revitalize existing communities.
- Promote developments, which provide a mix of uses.
- Promote "people scaled," walkable communities.
- Support the preservation of stable, single-family neighborhoods.

March 15, 2004

Ms. Diane Jenkins, AICP

Page 9

Principle 3: Enable **prosperity** for all people

- Provide, in each community, a variety of housing types to meet the housing needs of all income levels.
- Support educational opportunities that promote balanced growth.
- Ensure environmental justice regardless of race, ethnicity or income class.
- Support local and state fiscal policies that encourage balanced growth
- Encourage civic engagement.

Principle 4: Promote **sustainability** for future generations

- Preserve rural, agricultural, recreational and environmentally sensitive areas.
- Focus development in urban centers and existing cities.
- Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.
- Utilize "green" development techniques.

## **CONCLUSIONS**

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.

## Appendix A - Page 66 of 70

March 15, 2004  
Ms. Diane Jenkins, AICP  
Page 10

### SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

#### *Roles and Authorities*

**THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)** is a **Joint Powers Agency** established under California Government Code Section 6502 et seq. Under federal and state law, SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). SCAG's mandated roles and responsibilities include the following:

SCAG is designated by the federal government as the Region's **Metropolitan Planning Organization** and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. '134, 49 U.S.C. '5301 et seq., 23 C.F.R. '450, and 49 C.F.R. '613. SCAG is also the designated **Regional Transportation Planning Agency**, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082 respectively.

SCAG is responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the **South Coast Air Quality Management Plan**, pursuant to California Health and Safety Code Section 40460(b)-(c). SCAG is also designated under 42 U.S.C. '7504(a) as a **Co-Lead Agency** for air quality planning for the Central Coast and Southeast Desert Air Basin District.

SCAG is responsible under the Federal Clean Air Act for determining **Conformity** of Projects, Plans and Programs to the State Implementation Plan, pursuant to 42 U.S.C. '7506.

Pursuant to California Government Code Section 65089.2, SCAG is responsible for **reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans** required by Section 65080 of the Government Code. SCAG must also evaluate the consistency and compatibility of such programs within the region.

SCAG is the authorized regional agency for **Inter-Governmental Review** of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).

SCAG reviews, pursuant to Public Resources Code Sections 21083 and 21087, Environmental Impacts Reports of projects of regional significance for consistency with regional plans [California Environmental Quality Act Guidelines Sections 15206 and 15125(b)].

Pursuant to 33 U.S.C. '1288(a)(2) (Section 208 of the Federal Water Pollution Control Act), SCAG is the authorized **Areawide Waste Treatment Management Planning Agency**.

SCAG is responsible for preparation of the **Regional Housing Needs Assessment**, pursuant to California Government Code Section 65584(a).

SCAG is responsible (with the Association of Bay Area Governments, the Sacramento Area Council of Governments, and the Association of Monterey Bay Area Governments) for preparing the **Southern California Hazardous Waste Management Plan** pursuant to California Health and Safety Code Section 25135.3.

Revised July 2001



Arnold  
Schwarzenegger  
Governor

STATE OF CALIFORNIA  
Appendix A - Page 67 of 70  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Jan Boel  
Acting Deputy  
Director

Notice of Preparation



February 24, 2004

To: Reviewing Agencies

Re: City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines and Magnolia Avenue Specific Plan  
SCH# 2004021108

Attached for your review and comment is the Notice of Preparation (NOP) for the City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines and Magnolia Avenue Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

✓ Diane Jenkins  
City of Riverside Planning Department  
3900 Main Street, 3rd Floor  
Riverside, CA 92522

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

*Julia Love Johnston*  
Scott Morgan  
Associate Planner, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report**  
**State Clearinghouse Data B:**  
**Appendix A - Page 68 of 70**

**SCH#** 2004021108  
**Project Title** City of Riverside General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines and Magnolia Avenue Specific Plan  
**Lead Agency** Riverside, City of

**Type** **NOP** Notice of Preparation

**Description** The City of Riverside is the largest City within Southern California's Inland Empire. Over the next twenty years, both the City and the Inland Empire as a whole are anticipating substantial population growth. In 2001, the City of Riverside began a series of activities to shape a new community vision, in part intended to ensure that future growth could be achieved while maintaining and enhancing the community's major assets and distinctive qualities. The project to be analyzed consists of the following major components:

1. Riverside General Plan: comprehensive update and revision;
2. Riverside Zoning Code: comprehensive update and revision;
3. Riverside Subdivision Ordinance: comprehensive update and revision;
4. Riverside Design Guidelines: new policy implementation document consistent with General Plan and Zoning Code updates/revisions; and
5. Specific Plan for Magnolia Avenue Corridor.

**Lead Agency Contact**

**Name** Diane Jenkins  
**Agency** City of Riverside Planning Department  
**Phone** 909-826-5625 **Fax**  
**email** dijenkins@riversideca.gov  
**Address** 3900 Main Street, 3rd Floor  
**City** Riverside **State** CA **Zip** 92522

**Project Location**

**County** Riverside  
**City** Riverside, Moreno Valley, Corona, Norco  
**Region**

**Cross Streets**

Parcel No.	Township	Range	Section	Base	SBB&M
------------	----------	-------	---------	------	-------

**Proximity to:**

**Highways** 215, 60, 91  
**Airports** Riverside  
**Railways**  
**Waterways** Santa Ana River and various arroyos  
**Schools** Riverside USD, Alvord USD  
**Land Use**

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Drainage/Absorption; Economics/Jobs; Fiscal Impacts; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

**Reviewing Agencies** Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Game, Region 6; Native American Heritage Commission; Public Utilities Commission; Caltrans, Division of Aeronautics; Department of Housing and Community Development; Caltrans, District 8; Regional Water Quality Control Board, Region 8

Document Details Report  
State Clearinghouse Data Base  
Appendix A - Page 69 of 70

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*Date Received* 02/24/2004

*Start of Review* 02/24/2004

*End of Review* 03/24/2004

Resources Agency

Resources Agency  
Nadell Gayou

Dept. of Boating & Waterways  
Suzi Beizler

California Coastal Commission  
Elizabeth A. Fuchs

Colorado River Board  
Gerald R. Zimmeman

Dept. of Conservation  
Roseanne Taylor

California Energy Commission  
Environmental Office

Dept. of Forestry & Fire Protection  
Allen Robertson

Office of Historic Preservation  
Hans Kreuzberg

Dept. of Parks & Recreation  
B. Noah Tilgman  
Environmental Stewardship Section

Reclamation Board  
Lori Buford

Santa Monica Mountains Conservancy  
Paul Edelman

S.F. Bay Conservation & Dev't Comm.  
Steve McAdam

Dept. of Water Resources  
Resources Agency  
Nadell Gayou

Fish and Game

Dept. of Fish & Game  
Scott Flint  
Environmental Services Division

Dept. of Fish & Game 1  
Donald Koch  
Region 1

Dept. of Fish & Game 2  
Banky Curtis  
Region 2

Dept. of Fish & Game 3  
Robert Floerke  
Region 3

Dept. of Fish & Game 4  
William Laudermilk  
Region 4

Dept. of Fish & Game 5  
Don Chadwick  
Region 5, Habitat Conservation Program

Dept. of Fish & Game 6  
Gabrina Gatchel  
Region 6, Habitat Conservation Program

Dept. of Fish & Game 6 IM  
Tammy Allen  
Region 6, Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Game M  
George Isaac  
Marine Region

Other Departments

Food & Agriculture  
Steve Shaffer  
Dept. of Food and Agriculture

Dept. of General Services  
Robert Steppy  
Environmental Services Section

Dept. of Health Services  
Wayne Hubbard  
Dept. of Health/Drinking Water

Independent Commissions, Boards

Delta Protection Commission  
Debbie Eddy

Office of Emergency Services  
John Rowden, Manager

Governor's Office of Planning & Research  
State Clearinghouse

Native American Heritage Comm.  
Debbie Treadway

Public Utilities Commission  
Ken Lewis

State Lands Commission  
Jean Sarino

Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Business, Trans & Housing

Caltrans - Division of Aeronautics  
Sandy Hestard

Caltrans - Planning  
Ron Helgeson

California Highway Patrol  
John Olejnik  
Office of Special Projects

Housing & Community Development  
Cathy Creswell  
Housing Policy Division

Dept. of Transportation

Dept. of Transportation 1  
Mike Eagan  
District 1

Dept. of Transportation 2  
Don Anderson  
District 2

Dept. of Transportation 3  
Jeff Pulverman  
District 3

Dept. of Transportation 4  
Tim Sabie  
District 4

Dept. of Transportation 5  
David Murray  
District 5

Dept. of Transportation 6  
Marc Birnbaum  
District 6

Dept. of Transportation 7  
Stephen J. Buswell  
District 7

Dept. of Transportation 8  
Linda Grimes,  
District 8

Dept. of Transportation 9  
Gayle Rosander  
District 9

Dept. of Transportation 10  
Tom Dumas  
District 10

Dept. of Transportation 11  
Bill Figge  
District 11

Dept. of Transportation 12  
Bob Joseph  
District 12

Cal EPA

Air Resources Board  
Airport Projects  
Jim Lerner

Transportation Projects  
Kurt Karperos

Industrial Projects  
Mike Tolsstrup

California Integrated Waste Management Board  
Sue O'Leary

State Water Resources Control Board  
Jim Hockenberry  
Division of Financial Assistance

State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

State Water Resources Control Board  
Steven Herrera  
Division of Water Rights

Dept. of Toxic Substances Control  
CEQA Tracking Center

Regional Water Quality Control Board (RWQCB)

RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

RWQCB 3  
Central Coast Region (3)

RWQCB 4  
Jonathan Bishop  
Los Angeles Region (4)

RWQCB 5S  
Central Valley Region (5)

RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

RWQCB 6  
Lahontan Region (6)

RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

RWQCB 7  
Colorado River Basin Region (7)

RWQCB 8  
Santa Ana Region (8)

RWQCB 9  
San Diego Region (9)

Other \_\_\_\_\_

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