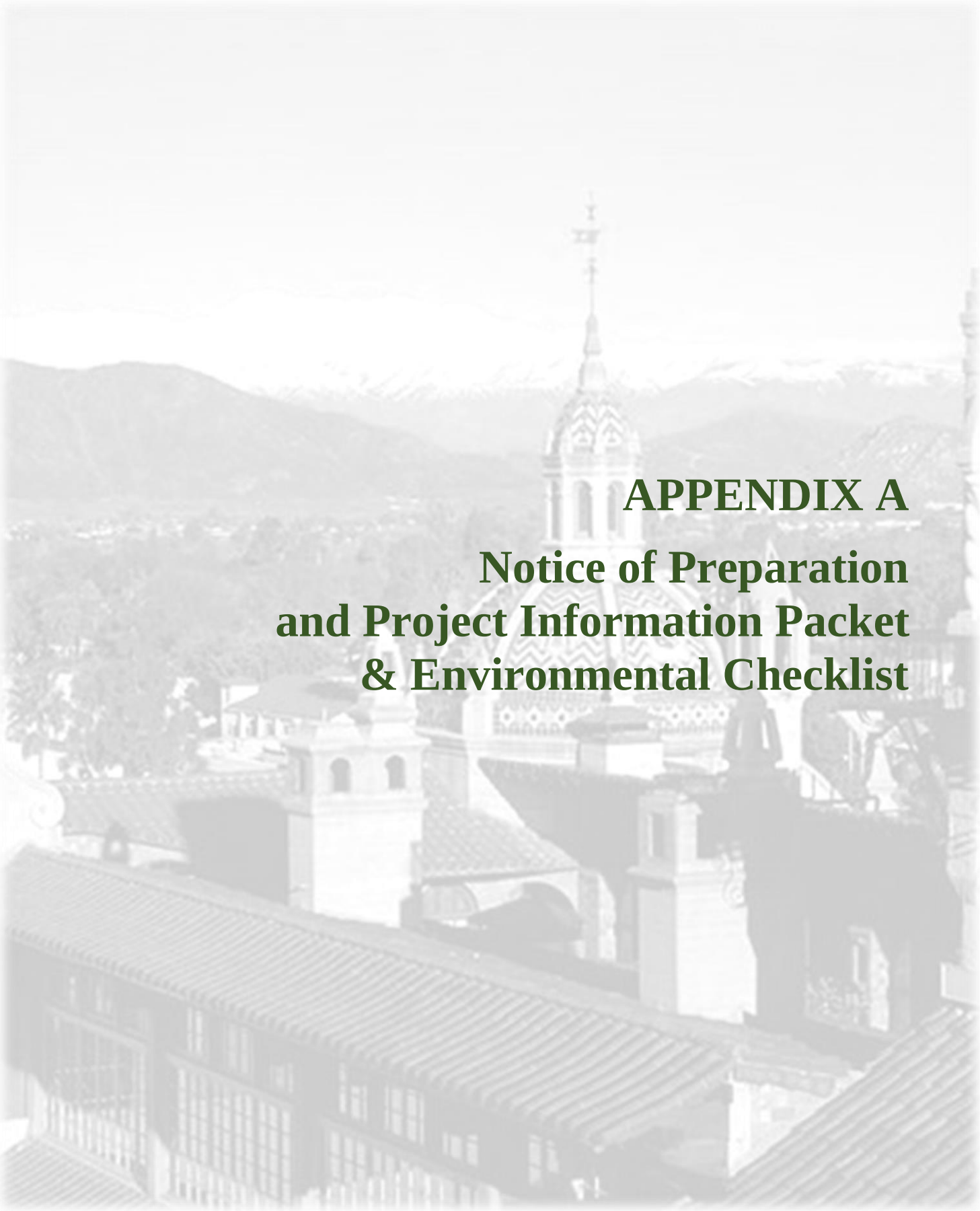

APPENDIX A

Notice of Preparation and Project Information Packet & Environmental Checklist

CITY OF RIVERSIDE
Community & Economic Development Department
Planning Division
3900 Main Street, Third Floor
Riverside, California 92522
Tel. 951.826.5371

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

TO: Agencies, Organizations, and Interested Parties

DATE: April 11, 2017

SUBJECT: **Notice of Preparation** of a Draft Environmental Impact Report for the City of Riverside 2014-2021 Housing Element Update Project

CEQA LEAD AGENCY & CONTACT:
Mr. Doug Darnell, AICP
Senior Planner
City of Riverside
3900 Main Street, Third Floor
Riverside, California 92522
Tel. 951.826.5219; Fax 951.826.5981; Email ddarnell@riversideca.gov

The City of Riverside is commencing with preparation of a Draft Environmental Impact Report (EIR) for the City of Riverside 2014-2021 Housing Element Update Project (Project), and has released this Notice of Preparation (NOP), in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

The City of Riverside wants to know your views and specific concerns related to the Project's potential environmental effects. Information gathered during the NOP comment period will be used to shape and focus future environmental impact analyses. If you are a public agency, the City of Riverside is interested in your agency's views as to the scope and content of the environmental information germane to your agency's statutory responsibilities. As a responsible or trustee agency, your agency may need to use the EIR when considering issuance of a permit or other Project approval.

NOP COMMENT PERIOD:
The City of Riverside invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent no later than 30 days after receipt of this Notice. The NOP public comment period begins on April 12, 2017 and ends on May 11, 2017. Please send your written comments to the contact specified below, and include your name, address, and contact information in your correspondence.

Mr. Doug Darnell, AICP
Senior Planner
City of Riverside
3900 Main Street, Third Floor
Riverside, California 92522
Fax 951.826.5981
Email ddarnell@riversideca.gov

DOCUMENT AVAILABILITY:

The Project location, background, and characteristics, along with the potential environmental effects are provided in the Project Information Packet. Copies of the Project Information Packet, including the Environmental Checklist, are available for public review at the locations specified below.

- City of Riverside, Community & Economic Development Department, Planning Division, 3900 Main Street, Third Floor, Riverside, CA 92522;
- City of Riverside Website: http://www.riversideca.gov/planning/ ; and
- City of Riverside Public Library, 3581 Mission Inn Avenue, Riverside, CA 92501.

The City has determined that the Project may have a significant effect on the environment and an EIR will clearly be required. Based on the City's decision to prepare an EIR, and as permitted by the CEQA Guidelines Section 15063, *Initial Study*, an Initial Study for the Project was not prepared. An Environmental Checklist is included in the Project Information Packet to indicate the environmental areas being considered within the Project EIR.

PROJECT TITLE: City of Riverside 2014-2021 Housing Element Update Project

PROJECT LOCATION:
The City of Riverside is located in western Riverside County and is bounded on the north by the unincorporated Riverside County community of Rubidoux and the cities of Jurupa Valley, Colton and Rialto (San Bernardino County), on the south by the unincorporated Riverside County communities of Woodcrest and Mockingbird Canyon, on the east by the unincorporated Riverside County community of Highgrove and the City of Moreno Valley, and on the west by the unincorporated Riverside County community of Home Gardens and the cities of Norco and Corona. The Project/Housing Element Update is Citywide. A component of the Housing Element Update is a rezoning program that involves 69 candidate sites for rezoning at various locations Citywide. The candidate sites are comprised of 303 parcels and total approximately 395 acres. Approximately 265 acres (approximately 67 percent) are developed to varying degrees with residential and non-residential land uses, while the remaining approximately 130 acres are undeveloped. Approximately 66 dwelling units (DU) and approximately 1.33 million square feet of non-residential land uses are located on the candidate sites.

PROJECT DESCRIPTION:
The City of Riverside 2014-2021 General Plan Housing Element is one of 12 Riverside General Plan Elements. The Housing Element contains the following components: Housing Needs Assessment; Constraints Analysis; Housing Resources; Program Evaluation; and Housing Plan. These components are organized into three complementary documents: Housing Technical Report; Housing Plan; and Implementation Plan. The Housing Element identifies and analyzes the existing and projected housing needs, and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City. It examines the City's housing needs, as they exist today, and projects future housing needs. It sets forth statements of community goals, objectives, and policies concerning those needs, and includes a housing policy program that responds to current and future needs within the limitations posed by available resources.

Housing Element Objectives and Policies are implemented through various actions (tools) included in the Housing Implementation Plan, which describes the housing programs intended to accommodate the City's remaining RHNA of 4,767 DU. The Housing Implementation Plan specifies the following key actions, among others:

Tool H-21 – Rezoning Program. To accommodate the housing need for 4,767 DU affordable to lower-income households, the City will identify at least 191 acres of vacant or underutilized land that is currently zoned or would be rezoned for residential or mixed-use achieving at least an average density of 25 DU/AC, sufficient to exceed the City's remaining housing need of 4,767 DU. This City proposes to accomplish this through the following rezoning and planning efforts:

- *General Plan/Zoning Consistency Program* – To facilitate quality planning and deliberate policies, and create consistency for selected candidate sites that are vacant/underutilized and considered viable for development/redevelopment, the City proposes a rezoning effort.

    - *Group 1 – Magnolia Avenue Specific Plan:* Within the Magnolia Avenue Specific Plan, approximately 14 sites (locations) totaling approximately 90 acres are identified as candidates for rezoning to the MU-V and MU-U Zones.

    - *Group 2 – University Avenue Specific Plan:* Within the University Avenue Specific Plan, approximately six (6) sites (locations) totaling approximately 13 acres are identified as candidates for rezoning to the MU-V and MU-U Zones.

    - *Group 3 – Candidate Sites not within a Specific Plan Proposed for Rezoning to Mixed Use:* For areas not within the two specific plan areas mentioned above, approximately eight (8) sites (locations) totaling approximately 94 acres are identified as candidates for rezoning to the MU-V and MU-U Zones.

    - *Group 4 – Candidate Sites Proposed for Rezoning to Multi-Family Residential:* Approximately 41 sites (locations) totaling approximately 198 acres are identified as candidates for rezoning to the R-3-1500 Multiple-Family Residential or R-4 Multiple-Family Residential Zones.

    Further, the Rezoning Program would provide a minimum of 16 DU/site. The Rezoning Program identifies candidate sites, which would permit owner-occupied and rental multi-family residential uses by-right pursuant to California Government Code Section 65583.2(h). At least 50 percent of the remaining 4,767 DU (2,384 DU) would be accommodated on sites zoned exclusively for residential uses.

    The proposed Housing Element Update would involve General Plan Amendments/Zone changes to as many as 395 acres (303 parcels). As many as 69 sites would be developed, with a development potential of as many as 11,715 DU and as much as 7.2 million square feet of non-residential uses. The residential (approximately 66 DU) and non-residential (approximately 1.3 million SF) uses located on the candidate sites would be replaced by the proposed residential and mixed uses. Overall, Project implementation is anticipated to result in a net increase of as many as 11,649 DU and as much as 5.9 million SF of non-residential uses over existing conditions.

- *Elimination of Downtown Zoning Barriers* – Underutilized Downtown commercial, office, and industrial properties that could be adaptively reused or demolished have been and continue to be identified. No Rezoning Program Tool H-21 candidate sites proposed for rezoning are located in the Downtown Specific Plan. The Downtown Specific Plan currently allows for high density residential and mixed-use in the Downtown Specific Plan Raincross District.

Tool H-30 – Zoning Code Incentives. Implementation Plan Tool H-30 includes Zoning Code incentives that would promote diversity in housing types, sustainability, and affordability such as: Universal Design/Visitability; Second Units; Eastside Infill Program; Graduated Density Program; and Lot Consolidation. Tool H-30 proposed Zoning Code amendments would include, but not be limited to, amendments to permit requirements, R-3-1500 and R-4 Multi-Family Residential Zones development standards, and the MU-U and MU-V Zones to ensure multi-family residential is allowed by right in these zones, and to reduce/minimize barriers to multi-family residential development in these zones.

Tool H-51 – Supportive and Transitional Housing. The City proposes a Zoning Code amendment to permit supportive and transitional housing in all zones where residential uses are permitted pursuant to the SB2 requirements. An amendment to make transitional and supportive housing "by right" uses would not affect the Rezoning Program sites identified as part of Tool H-21 – Rezoning Program.

In addition to a General Plan Amendment for Housing Element adoption (Planning Case No. P15-0842), the Project involves approval of the following City of Riverside entitlements:

- General Plan Land Use Map Amendment (Planning Case No. P17-0096) to re-designate sites to accommodate DUs assigned to the RHNA;

- Zoning Code Map Amendment (Planning Case No. P17-0180) to rezone sites to accommodate DUs assigned to the RHNA;

- Zoning Code Text Amendment (Planning Case No. P17-0182) to include Tool H-30 – Zoning Code Incentives and Tool H-51 – Supportive and Transitional Housing.

SUMMARY OF PROBABLE ENVIRONMENTAL EFFECTS:
Project implementation could result in significant environmental effects concerning the following environmental issues:

- Air Quality;
- Biological Resources;
- Cultural and Tribal Cultural Resources;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Land Use and Planning;
- Noise;
- Public Services and Recreation;
- Transportation; and
- Utilities and Service Systems.

An EIR will be prepared to evaluate the Project's potential environmental impacts and analyze alternatives.

SCOPING MEETING:
The City of Riverside will hold a Scoping Meeting on Monday May 8, 2017, from 6:00 PM to 8:00 PM at the Riverside City Hall (Mayor's Ceremonial Room) at 3900 Main Street, 7th Floor, Riverside, CA 92522. The Scoping Meeting will include a brief presentation introducing the Project and the CEQA process. The balance of the meeting will be for the purpose of receiving comments from the public and agencies concerning topics to be analyzed in the EIR.

Any person with a disability who requires a modification or accommodation in order to participate in the public scoping meeting should direct such request to the City's ADA Coordinator at (951) 826-5427 or TDD at (951) 826-5439 at least 72 hours before the meeting, if possible.

Date: April 11, 2017 Signature: _____

Title: Mr. Doug Darnell, AICP, Senior Planner
Telephone: 951.826.5219

1.0 PROJECT INFORMATION PACKET

1.1 INTRODUCTION

Pursuant to CEQA Guidelines Section 15082, *Notice of Preparation and Determination of Scope of EIR*, the City of Riverside (City) has distributed this Notice of Preparation/Project Information Packet for the City of Riverside 2014-2021 Housing Element Update (Project) Environmental Impact Report (EIR).

The Project location and characteristics are presented below, along with a summary of the Project's Background. The issue areas to be evaluated through the EIR, which will be prepared in accordance with CEQA Guidelines Section 15161, *Project EIR*, are also listed below.

1.2 PROJECT LOCATION AND SETTING

The City of Riverside is located in western Riverside County and is bounded on the north by the unincorporated Riverside County communities of Rubidoux and the cities of Jurupa Valley, Colton, and Rialto (San Bernardino County), on the south by the unincorporated Riverside County communities of Woodcrest and Mockingbird Canyon, on the east by the unincorporated Riverside County community of Highgrove and the City of Moreno Valley, and on the west by the unincorporated Riverside County community of Home Gardens and the cities of Norco and Corona; see Exhibit 1, *Regional Vicinity Map*. The incorporated City limits encompass approximately 81 square miles. Regional access to the City is provided via State Route 91 (SR-91), a major regional freeway that traverses the City in an east-west orientation, and Interstate 215 (I-215), an Inland Empire freeway that traverses the eastern portion of the City in a north-south orientation.

As shown on Exhibit 2, *Local Vicinity Map*, the Project involves 69 candidate sites[1] located Citywide. The candidate sites are comprised of 303 parcels and total approximately 395 acres. Approximately 265 acres (approximately 67 percent) are developed to varying degrees with residential and non-residential land uses, while the remaining approximately 130 acres (approximately 33 percent) are undeveloped. Approximately 66 dwelling units (DU) and approximately 1.33 million square feet of non-residential land uses are located on the candidate sites.

1.3 BACKGROUND AND HISTORY

GENERAL PLAN HOUSING ELEMENT

State law (California Government Code (CGC) Sections 65580–65589.8) requires that jurisdictions evaluate their housing elements every eight years to determine their effectiveness in achieving state and regional housing goals and objectives, and adopt an updated Housing Element reflecting the results of this evaluation. The current statutory update in the Southern California Association of Governments (SCAG) region covers the planning period from 2014 through 2021. The proposed Project represents a comprehensive update of the City of Riverside General Plan Housing Element, in order to comply with State housing law and meet update requirements.

As specified in CGC Code Section 65583, the General Plan Housing Element is required to consist of an identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element is required to identify adequate sites for housing and make adequate provision for the existing and projected needs of all economic segments of the community. The Housing Element is required to contain the following components, among others:

[1] The sites that will be evaluated in the EIR are "candidate sites" for rezoning. The list of sites for rezoning will be refined through the Housing Element update process. The final list will be included in the final 2014-2021 Housing Element, which will be adopted by the City.

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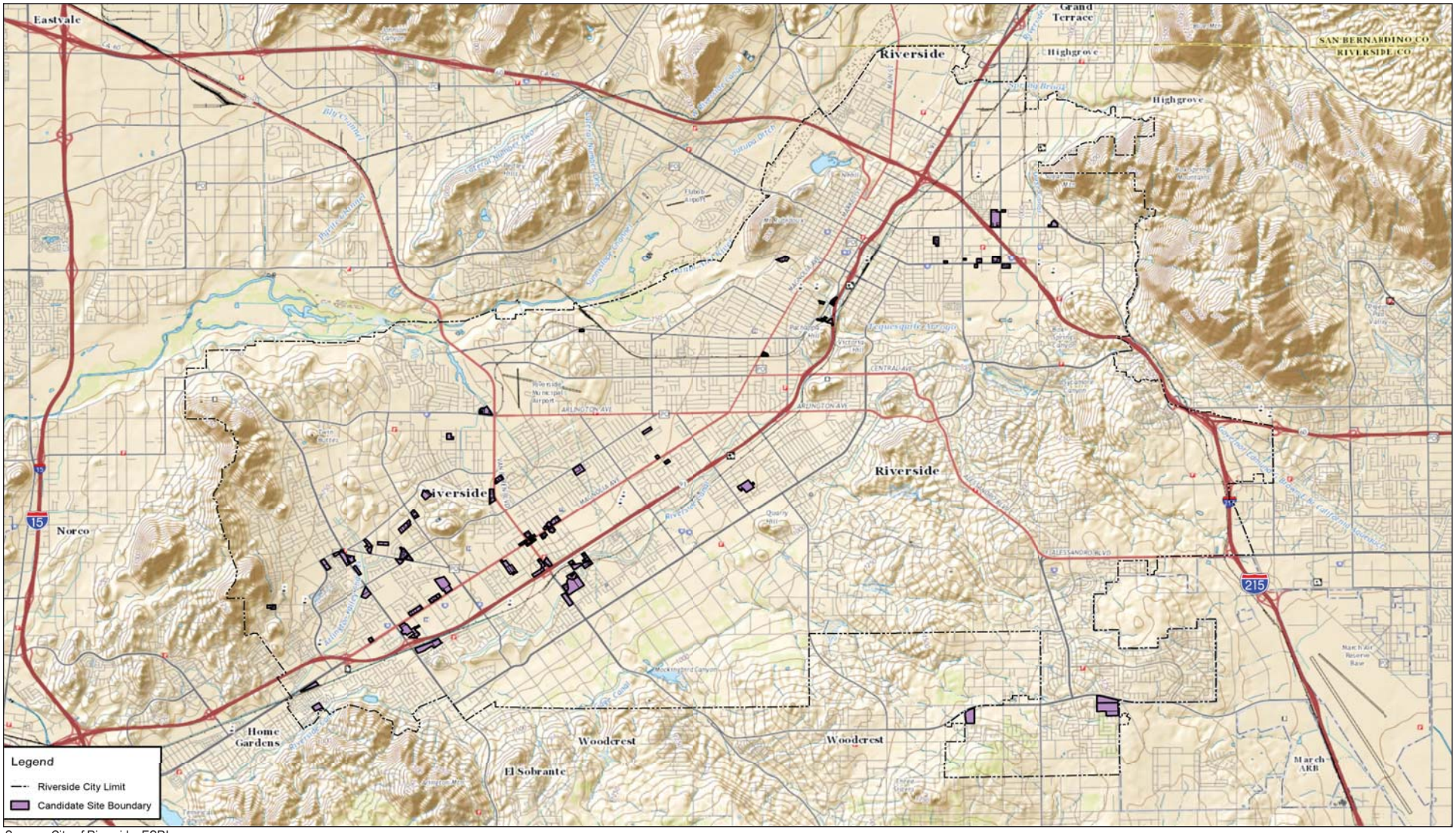
CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE
PROJECT INFORMATION PACKET AND ENVIRONMENTAL CHECKLIST

Regional Vicinity Map

Exhibit 1



Source: City of Riverside, ESRI.

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CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE
PROJECT INFORMATION PACKET AND ENVIRONMENTAL CHECKLIST

Local Vicinity Map

Exhibit 2

a. An assessment of housing needs and inventory of resources and constraints relevant to meeting these needs.

b. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

c. A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation.

REGIONAL HOUSING NEEDS ASSESSMENT

The City of Riverside is one of 191 member cities to the Southern California Association of Governments (SCAG), a regional council of government. California State Housing Element law requires SCAG and other regional councils of government to determine the existing and projected regional housing needs for persons at all income levels. SCAG is also required by law to determine each jurisdiction's share of the regional housing need in the six-county Southern California region.

SCAG's Regional Housing Needs Assessment (RHNA) process is performed periodically at the local level, as part of Housing Element and General Plan updates. For each jurisdiction, the RHNA quantifies the housing need by income group during specific planning periods. The current (5th Cycle) Final RHNA Allocation Plan was adopted by SCAG on October 4, 2012, and covers the planning period from October 15, 2013 to October 15, 2021. The RHNA is used as a land use planning tool to prioritize local resource allocation and help decide how to address existing and future housing needs. The RHNA consists of two measurements: 1) the existing housing need, which examines key Census data variables to measure ways in which the housing market is not meeting the needs of current residents; and 2) the future housing need, which is determined by SCAG's growth forecast and public participation process. The City of Riverside projected housing need for the 5th Cycle RHNA planning period is 8,283 DU.

CITY OF RIVERSIDE DRAFT 2014-2021 HOUSING ELEMENT

In an effort to comply with State law, the City completed a draft 2014-2021 General Plan Housing Element, which was submitted to the State Department of Housing and Community Development (HCD) for review in July 2014 and April 2015. In their 2015 review, HCD concluded the draft Housing Element was not in full compliance, since the City had not yet completed Housing Element Implementation Plan Tool H-21, which involves a Rezoning Program to accommodate the City's remaining RHNA. To accommodate the remaining RHNA, the City is required to rezone a minimum of 191 acres to allow multi-family residential development by-right at a density of 24 dwelling units per acre (DU/AC). Since the April 2015 HCD comments, the City has identified an Implementation Plan strategy to include rezoning of sites that would exceed the minimum requirements established by State law. Tool H-21 is one Project component, among others evaluated in the Project EIR.

1.4 PROJECT CHARACTERISTICS

The City of Riverside 2014-2021 General Plan Housing Element is one of 12 Riverside General Plan Elements. The Housing Element, which has been prepared in compliance with State Housing Element law, contains the following components:

- *Housing Needs Assessment* – Contains demographic, social, and housing characteristics; current housing needs; and future housing needs due to population growth and change.

- *Constraints Analysis* – An analysis of potential constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities.

- *Housing Resources* – An inventory of available land for housing, financial resources, and administrative capacity to manage housing programs that address the City's housing needs.

- *Program Evaluation* – Evaluates the accomplishments of current housing programs, their success in meeting housing needs, and continued appropriateness for the present planning period.

- *Housing Plan* – Contains objectives, policies, and implementation programs to address the development, improvement, and conservation of housing in Riverside.

These components are organized into three complementary documents:

- *Housing Technical Report* – Provides the background data necessary to understand the context for planning the City's housing.

- *Housing Plan* – Provides a synopsis of data contained in the Housing Technical Report, as a foundation for discussing the future. It also contains the City's goals and policies for housing its current and future residents.

- *Implementation Plan* – Contains programs that will be implemented to address housing needs identified in the Housing Technical Report and Housing Plan.

In general, the Housing Element identifies and analyzes the existing and projected housing needs, and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City. It examines the City's housing needs, as they exist today, and projects future housing needs. It sets forth statements of community goals, objectives, and policies concerning those needs, and includes a housing policy program that responds to current and future needs within the limitations posed by available resources.

The Housing Element includes various actions detailed in the Housing Implementation Plan, which are intended to achieve General Plan Objectives and Policies. For the Housing Element, Objectives and Policies are implemented through various actions (tools) included in the Housing Implementation Plan and specifically intended to encourage housing/neighborhood maintenance, improvement, development, and conservation. The Housing Implementation Plan describes the housing programs from which the quantified Objectives are derived, and which are intended to accommodate the City's remaining RHNA of 4,767 DU. The Housing Implementation Plan specifies the following key actions, among others:

Tool H-21 – Rezoning Program. After accounting for projects-in-the-pipeline and currently identified available sites zoned for residential development, the City has a remaining RHNA need of 4,767 DU for lower-income households. To accommodate the housing need for the remaining 4,767 DU affordable to lower-income households, the City will identify at least 191 acres of vacant or underutilized land that is currently zoned or would be rezoned for residential or mixed-use achieving at least an average density of 25 DU/AC, sufficient to exceed the City's remaining housing need of 4,767 DU. This City proposes to accomplish this through the following rezoning and planning efforts:

- *General Plan/Zoning Consistency Program* – As a Charter city, Riverside is not required to maintain consistency between the General Plan and Zoning Ordinance. This has resulted in approximately 11,000 parcels citywide with inconsistent General Plan designations and Zoning. Approximately 1,512 parcels citywide totaling approximately 1,096 acres involve inconsistencies within the Very High Density Residential (VHDR), High Density Residential (HDR), Mixed-Use Urban (MU-U), and Mixed-Use Village (MU-V) General Plan land use designations. To facilitate quality planning and deliberate policies, and create consistency for selected candidate sites that are vacant/underutilized and considered viable for development/redevelopment, the City proposes a rezoning effort. As indicated below, candidate sites identified for General Plan/Zoning consistency are mostly located within the University Avenue and Magnolia Avenue Specific Plans, with a minority of sites located outside of these specific plan areas.

- *Group 1 – Magnolia Avenue Specific Plan:* Within the Magnolia Avenue Specific Plan, approximately 14 sites (locations) totaling approximately 90 acres are identified as candidates for rezoning to the MU-V and MU-U Zones. The proposed zoning for these candidate sites (except for a 3.37-acre parcel) would be consistent with their existing MU-U and MU-V General Plan land use designations (approximately 86 acres of consistency zoning).

- *Group 2 – University Avenue Specific Plan:* Within the University Avenue Specific Plan, approximately six (6) sites (locations) totaling approximately 13 acres are identified as candidates for rezoning to the MU-V and MU-U Zones. The proposed zoning for these candidate sites would be consistent with their existing MU-U and MU-V General Plan land use designations.

- *Group 3 – Candidate Sites not within a Specific Plan Proposed for Rezoning to Mixed Use:* For areas not within the two specific plan areas mentioned above, approximately eight (8) sites (locations) totaling approximately 94 acres are identified as candidates for rezoning to the MU-V and MU-U Zones. Of these, five (5) sites totaling approximately 41 acres are proposed for zoning consistent with their existing MU-V and MU-U General Plan land use designations.

- *Group 4 – Candidate Sites Proposed for Rezoning to Multi-Family Residential:* In addition to the candidate sites proposed for mixed-use zoning indicated above, approximately 41 sites (locations) totaling approximately 198 acres are identified as candidates for rezoning to the R-3-1500 Multiple-Family Residential or R-4 Multiple-Family Residential Zones. Most of these candidate sites would require a General Plan Amendment from either a lower density residential or a non-residential General Plan land use designation, in addition to rezoning.

Further, the Rezoning Program would provide a minimum of 16 DU/site. The Rezoning Program identifies candidate sites, which would permit owner-occupied and rental multi-family residential uses by-right pursuant to California Government Code Section 65583.2(h) (e.g., without a conditional use permit, planned unit development permit, or other discretionary action). At least 50 percent of the remaining 4,767 DU (2,384 DU) would be accommodated on sites zoned exclusively for residential uses.

The proposed Housing Element Update would involve General Plan Amendments/Zone changes to as many as 395 acres (303 parcels). As many as 69 sites would be developed, with a development potential of as many as 11,715 DU and as much as 7.2 million square feet of non-residential uses. The residential (approximately 66 DU) and non-residential (approximately 1.3 million SF) uses located on the candidate sites would be replaced by the proposed residential and mixed uses. Overall, Project implementation is anticipated to result in a net increase of as many as 11,649 DU and as much as 5.9 million SF of non-residential uses over existing conditions. The candidate sites considered for General Plan Amendments/Zone changes are shown, according to City Ward, in Exhibits 3a-g, *Candidate Sites Location Map (Wards 1 – 7)*, and summarized in Table 1, *Candidate Sites Summary (Dwelling Unit Potential)*.

- *Elimination of Downtown Zoning Barriers* – The City Council has previously given policy direction to add thousands of additional DU in the Downtown. Underutilized Downtown commercial, office, and industrial properties that could be adaptively reused or demolished have been and continue to be identified. While the City's current zoning allows DUs in downtown (as multi-family housing or mixed-use developments), the Zoning Code/Downtown Specific Plan must be amended to eliminate barriers that discourage residential development investments. No Rezoning Program Tool H-21 candidate sites proposed for rezoning are located in the Downtown Specific Plan. The Downtown Specific Plan currently allows for high density residential and mixed-use in the Downtown Specific Plan Raincross District.

Source: City of Riverside, Eagle Aerial, ESRI.

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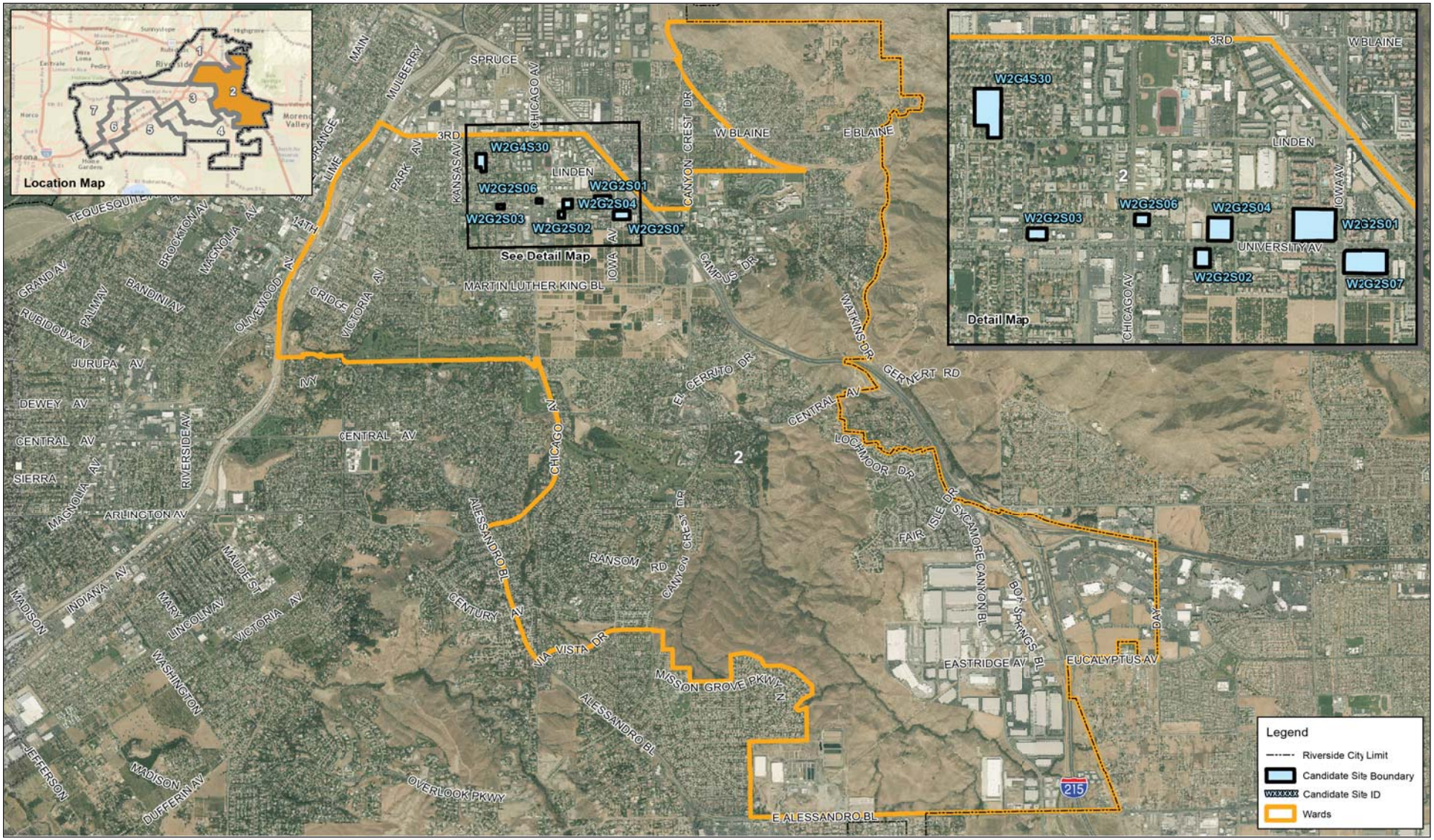
CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE
PROJECT INFORMATION PACKET AND ENVIRONMENTAL CHECKLIST

Candidate Sites Location Map – Ward 1

Exhibit 3a



Source: City of Riverside, Eagle Aerial, ESRI.

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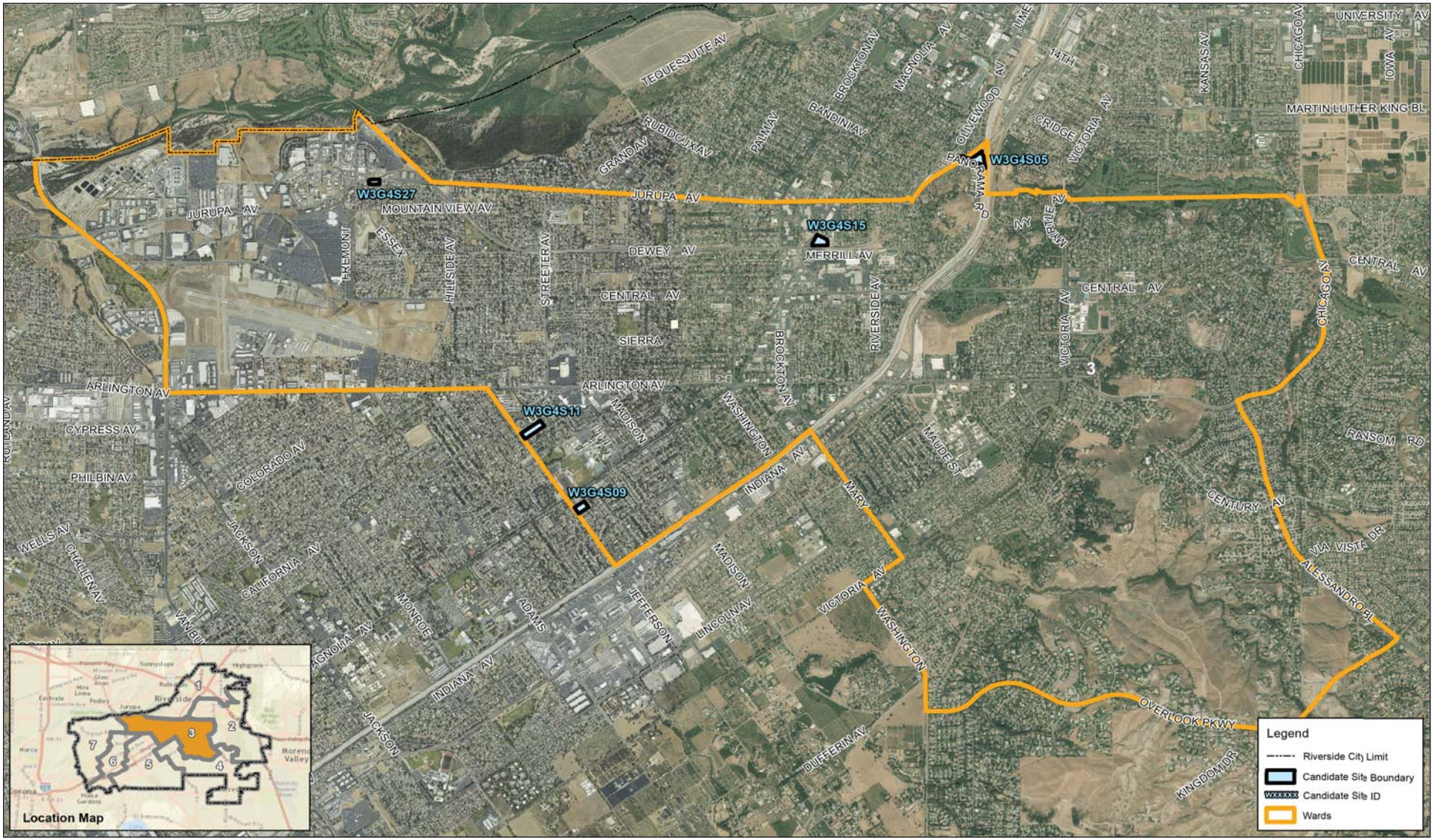
PROJECT INFORMATION PACKET AND ENVIRONMENTAL CHECKLIST

Candidate Sites Location Map – Ward 2

Exhibit 3b



Source: City of Riverside, Eagle Aerial, ESRI.

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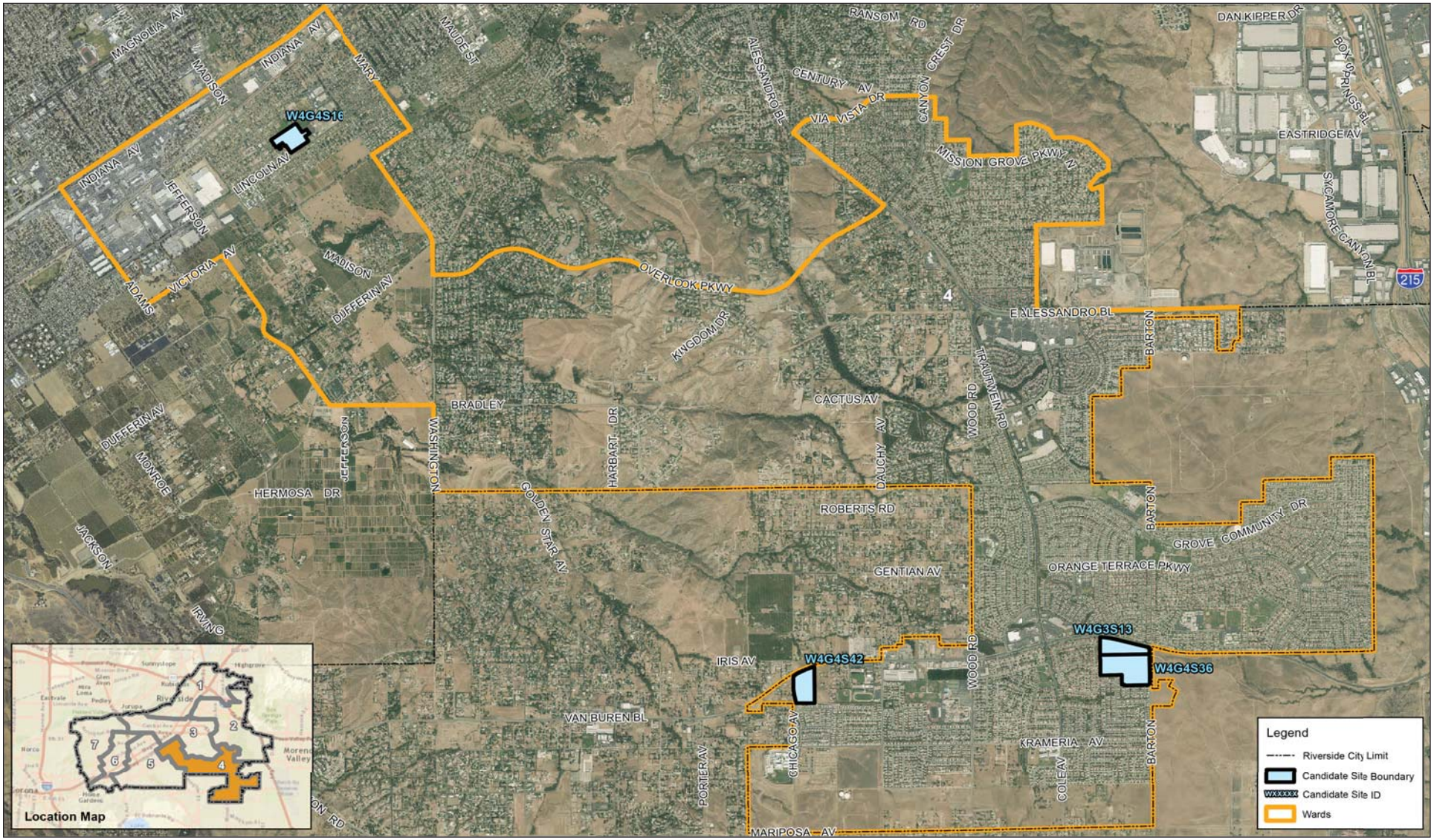
PROJECT INFORMATION PACKET AND ENVIRONMENTAL CHECKLIST

Candidate Sites Location Map – Ward 3

Exhibit 3c



Source: City of Riverside, Eagle Aerial, ESRI.

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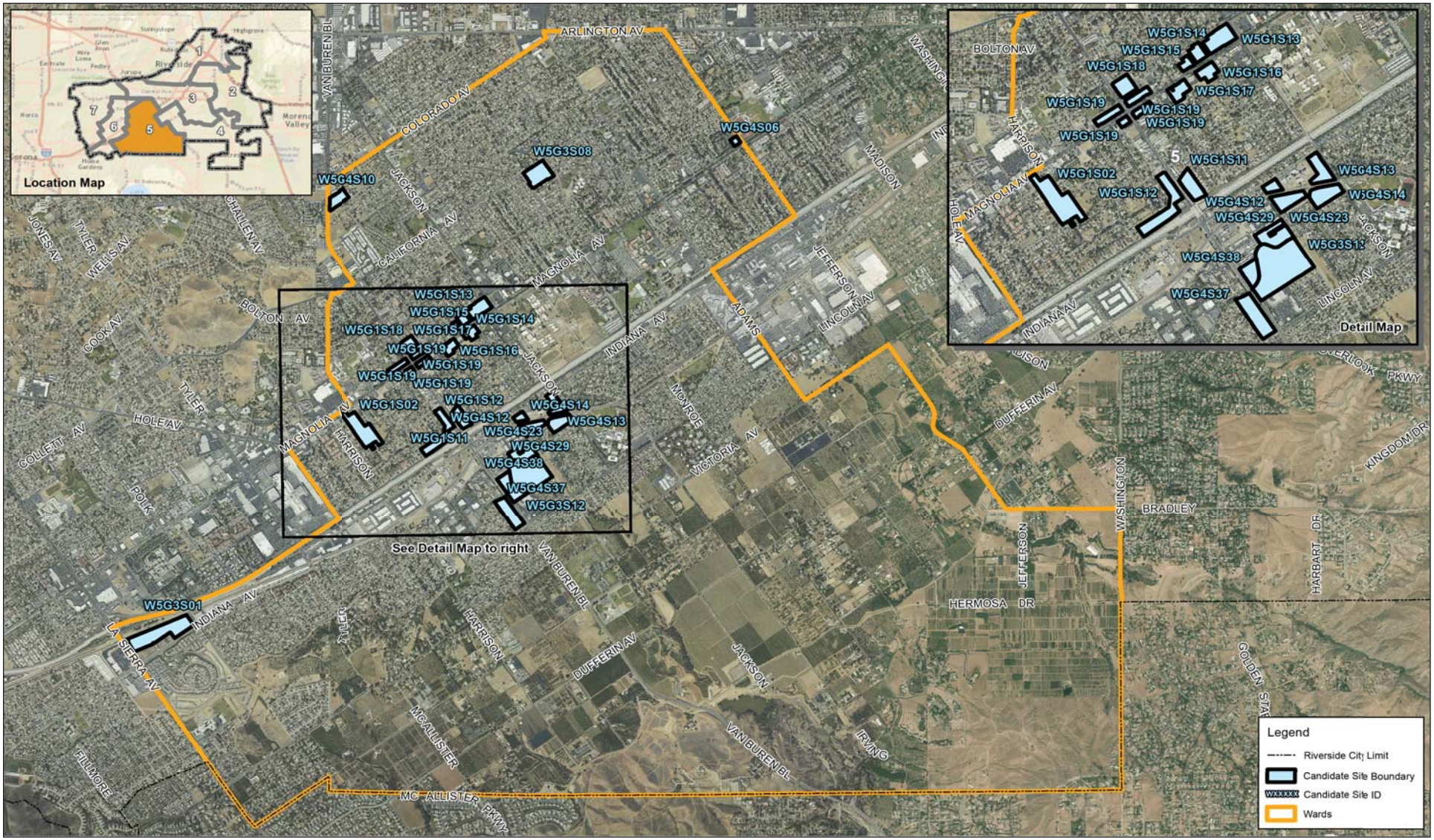
CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE
PROJECT INFORMATION PACKET AND ENVIRONMENTAL CHECKLIST

Candidate Sites Location Map – Ward 4

Exhibit 3d



Source: City of Riverside, Eagle Aerial, ESRI.

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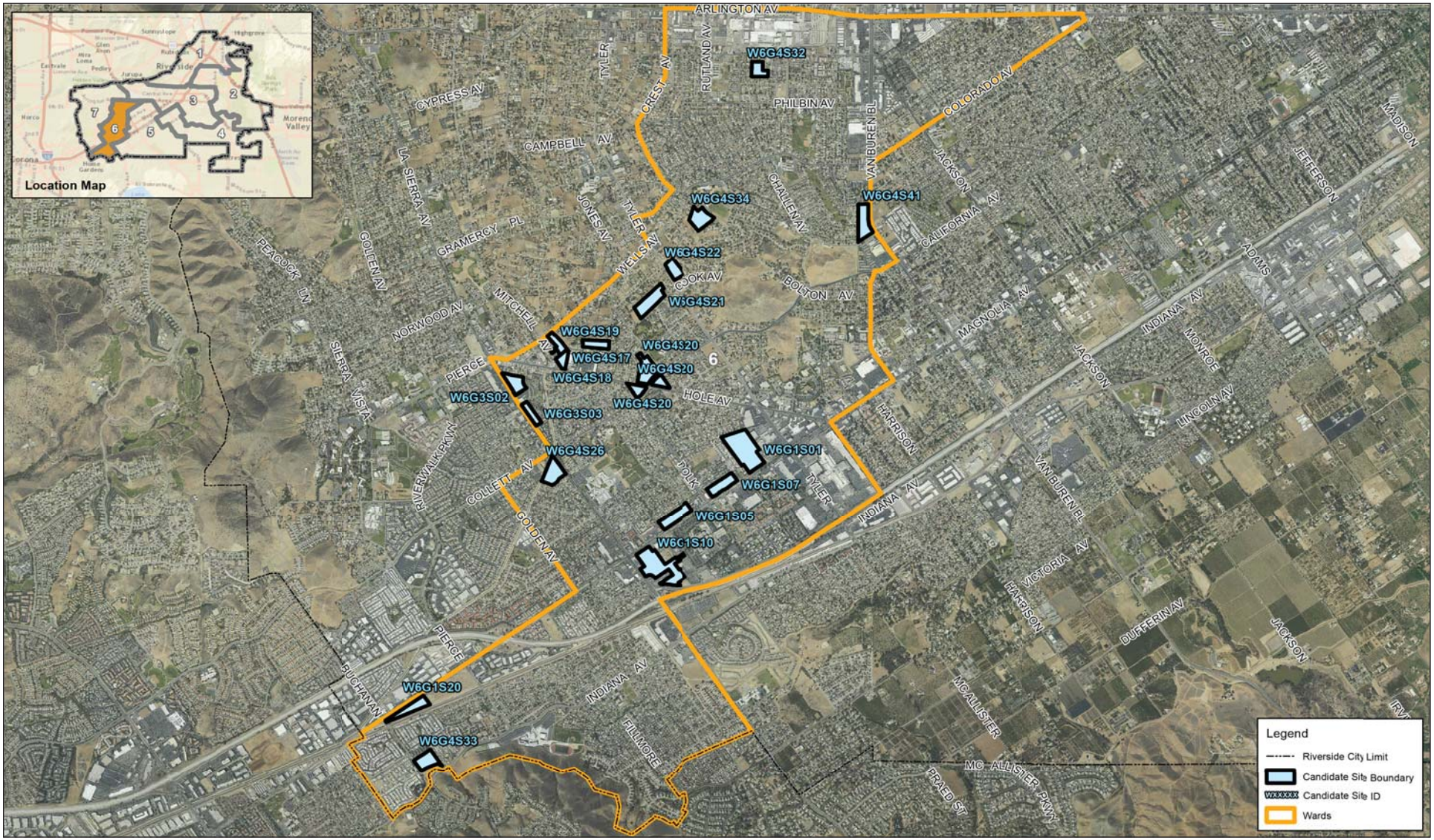
CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE
PROJECT INFORMATION PACKET AND ENVIRONMENTAL CHECKLIST

Candidate Sites Location Map – Ward 5

Exhibit 3e



Source: City of Riverside, Eagle Aerial, ESRI.

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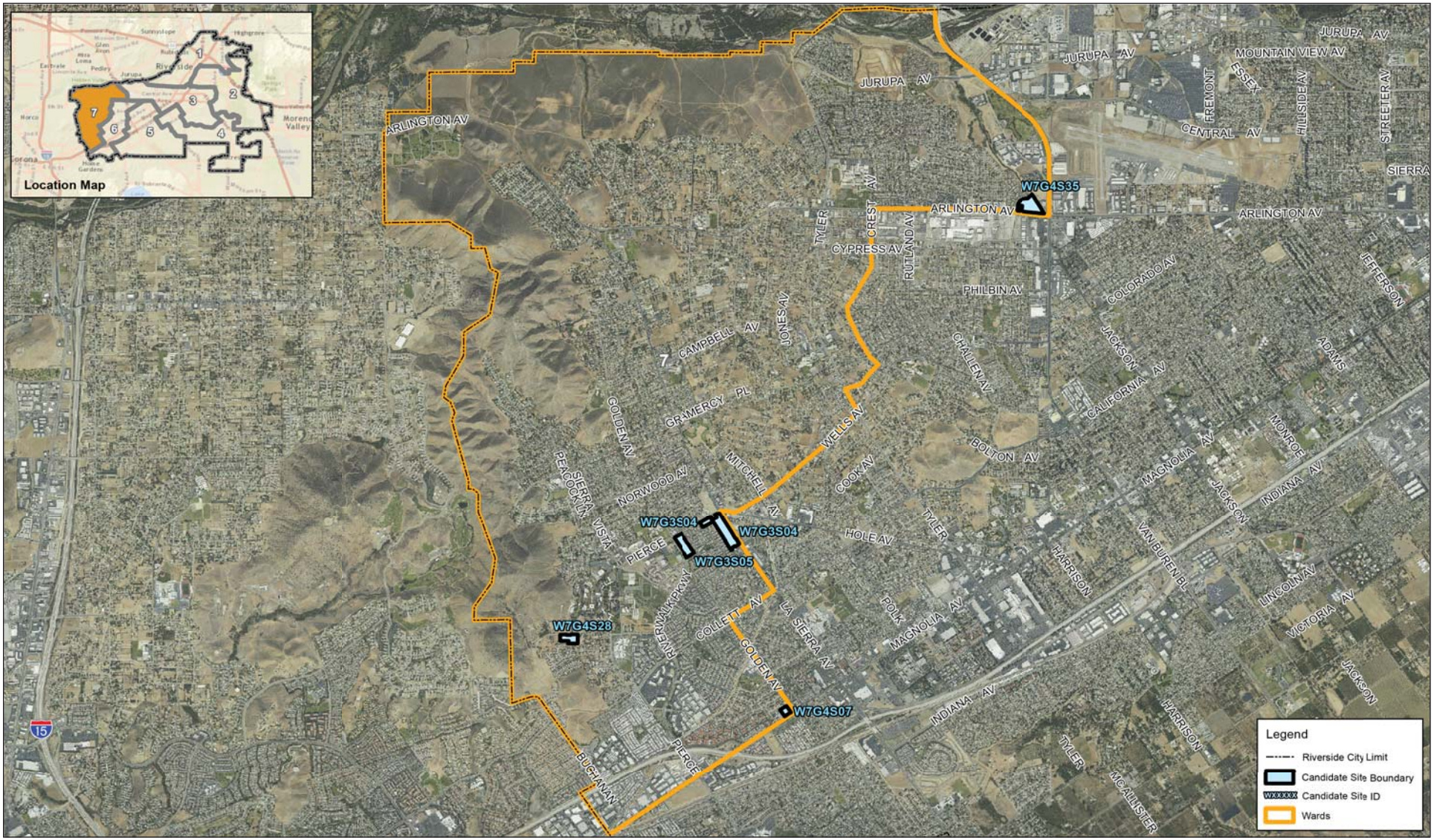
CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE
PROJECT INFORMATION PACKET AND ENVIRONMENTAL CHECKLIST

Candidate Sites Location Map – Ward 6

Exhibit 3f



Source: City of Riverside, Eagle Aerial, ESRI.

NOT TO SCALE

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04/17 | JN 158820

CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE
PROJECT INFORMATION PACKET AND ENVIRONMENTAL CHECKLIST

Candidate Sites Location Map – Ward 7

Exhibit 3g

Table 1
Candidate Sites Summary
(*Dwelling Unit Potential*)

Ward	Group 1	Group 2	Group 3	Group 4	Total
1			365 DU 1 Site	551 DU 7 Sites	916 DU 8 Sites
2		517 DU 6 Sites		122 DU 1 Site	640 DU 7 Sites
3				367 DU 5 Sites	367 DU 5 Sites
4			266 DU 1 Site	1,520 DU 3 Sites	1,786 DU 4 Sites
5	1,248 DU 10 Sites		1,283 DU 3 Sites	1,120 DU 9 Sites	3,650 DU 22 Sites
6	1,499 DU 4 Sites		160 DU 2 Sites	1,903 DU 12 Sites	3,562 DU 18 Sites
7			223 DU 1 Site	570 DU 4 Sites	793 DU 5 Sites
Total	***2,747 DU 14 Sites***	***517 DU 6 Sites***	***2,298 DU 8 Sites***	***6,153 DU 41 Sites***	***11,715 DU 69 Sites***

Note: The candidate sites are grouped for purposes of the environmental analysis.

Source: Michael Baker International, *Candidate Sites Table*, April 7, 2017.

Tool H-30 – Zoning Code Incentives. Implementation Plan Tool H-30 includes Zoning Code incentives that would promote diversity in housing types, sustainability, and affordability such as: Universal Design/Visitability; Second Units; Eastside Infill Program; Graduated Density Program; and Lot Consolidation. Tool H-30 proposed Zoning Code amendments would include, but not be limited to, amendments to permit requirements, R-3-1500 and R-4 Multi-Family Residential Zones development standards, and the MU-U and MU-V Zones to ensure multi-family residential is allowed by right in these zones, and to reduce/minimize barriers to multi-family residential development in these zones.

Tool H-51 – Supportive and Transitional Housing. The City proposes a Zoning Code amendment to permit supportive and transitional housing in all zones where residential uses are permitted pursuant to the SB2 requirements. An amendment to make transitional and supportive housing "by right" uses would not affect the Rezoning Program sites identified as part of Tool H-21 – Rezoning Program.

Upon its adoption by the Riverside City Council, the updated Housing Element would serve as a comprehensive statement of City housing policy and a program of actions to support those policies. In addition to a General Plan Amendment for Housing Element adoption (Planning Case No. P15-0842), the Project involves approval of the following City of Riverside entitlements:

- General Plan Land Use Map Amendment (Planning Case No. P17-0096) to re-designate sites to accommodate DUs assigned to the RHNA;
- Zoning Code Map Amendment (Planning Case No. P17-0180) to rezone sites to accommodate DUs assigned to the RHNA;
- Zoning Code Text Amendment (Planning Case No. P17-0182) to include Tool H-30 – Zoning Code Incentives and Tool H-51 – Supportive and Transitional Housing.

1.5 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The City of Riverside 2014 – 2021 Housing Element Update EIR will focus on the following environmental factors:

- Air Quality;
- Biological Resources;
- Cultural and Tribal Cultural Resources;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Land Use and Planning;
- Noise;
- Public Services and Recreation;
- Transportation; and
- Utilities and Service Systems.

As Lead Agency, the City has determined that the Project may have a significant effect on the environment and an EIR will clearly be required. CEQA Guidelines Section 15063, *Initial Study*, states that if the Lead Agency determines that an EIR will be required for a Project, the Lead Agency may skip further initial review and begin work on the EIR. Based on the City's decision to prepare an EIR, and as permitted by the CEQA Guidelines, an Initial Study for the Project was not prepared. An Environmental Checklist is attached to indicate the environmental areas being considered within the Project EIR.

2.0 ENVIRONMENTAL CHECKLIST

1.	**Project Title:** City of Riverside 2014 – 2021 Housing Element Update EIR
2.	**Lead Agency Name and Address:** City of Riverside Community & Economic Development Department Planning Division 3900 Main Street, Third Floor Riverside, California 92522
3.	**Contact Person and Telephone Number:** Mr. Doug Darnell, AICP, Senior Planner 951.826.5219
4.	**Project Location:** City of Riverside, County of Riverside; refer to Section 1.2, *Project Location and Setting*.
5.	**Project Sponsor's Name and Address:** City of Riverside Community & Economic Development Department Planning Division 3900 Main Street, Third Floor Riverside, California 92522
6.	**General Plan Designation:** Various
7.	**Zoning:** Various
8.	**Description of the Project:** Refer to Section 1.4, *Project Characteristics*.
9.	**Environmental Setting:** Refer to Section 1.2, *Project Location and Setting*.
10.	**Public Agency Approvals and Recommendations:** Refer to Section 1.4, *Project Characteristics*.
11.	**California Native American Tribal Consultation** *Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?* The City has received AB 52 requests for consultation from the following California Native American tribes: • Pechanga Band of Luiseño Indians, July 13, 2015; • Cahuilla Band of Indians; July 15, 2015; • Gabrielino Band of Mission Indians – Kizh Nation, July 15, 2015; • San Manuel Band of Mission Indians, July 15, 2015; • Soboba Band of Luiseño Indians, July 15, 2015; • Morongo Band of Mission Indians, July 20, 2015; • Rincon Band of Luiseño Indians, July 20, 2015; • Agua Caliente Band of Cahuilla Indians, September 28, 2015; and • San Gabriel Band of Mission Indians; January 27, 2017. The City has initiated the Project's tribal consultation process for purposes of AB 52.

Threshold	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. *Would the Project:*				
a. Have a substantial adverse effect on a scenic vista?			✓	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	
2. AGRICULTURE AND FORESTRY RESOURCES. *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:*				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			✓	
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓	
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓	
d. Result in the loss of forest land or conversion of forest land to non-forest use?			✓	
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓	
3. AIR QUALITY. *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*				
a. Conflict with or obstruct implementation of the applicable air quality plan?	✓			

Threshold	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓			
d. Expose sensitive receptors to substantial pollutant concentrations?	✓			
e. Create objectionable odors affecting a substantial number of people?	✓			
4. BIOLOGICAL RESOURCES. *Would the Project:*				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	✓			
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	✓			
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✓			
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	✓			
5. CULTURAL RESOURCES. *Would the Project:*				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	✓			

Threshold	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	✓			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✓			
d. Disturb any human remains, including those interred outside of formal cemeteries?	✓			
6. GEOLOGY AND SOILS. *Would the Project:*				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
2) Strong seismic ground shaking?			✓	
3) Seismic-related ground failure, including liquefaction?			✓	
4) Landslides?			✓	
b. Result in substantial soil erosion or the loss of topsoil?			✓	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			✓	
7. GREENHOUSE GAS EMISSIONS. *Would the Project:*				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✓			
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	✓			

Threshold	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS. *Would the Project:*				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	✓			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	✓			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	✓			
f. For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?	✓			
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	✓			
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	✓			
9. HYDROLOGY AND WATER QUALITY. *Would the Project:*				
a. Violate any water quality standards or waste discharge requirements?			✓	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	

Threshold	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f. Otherwise substantially degrade water quality?			✓	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			✓	
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			✓	
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
j. Inundation by seiche, tsunami, or mudflow?			✓	
10. LAND USE AND PLANNING. *Would the Project:*				
a. Physically divide an established community?			✓	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	✓			
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	✓			
11. MINERAL RESOURCES. *Would the Project:*				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			✓	
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			✓	

Threshold	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE. *Would the Project result in:*				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓			
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project?	✓			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project?	✓			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	✓			
f. For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?	✓			
13. POPULATION AND HOUSING. *Would the Project:*				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	✓			
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	✓			
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	✓			
14. PUBLIC SERVICES.				
a. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	✓			
2) Police protection?	✓			
3) Schools?	✓			
4) Parks?	✓			

Threshold	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5) Other public facilities?	✓			
15. RECREATION.				
a. Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✓			
b. Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	✓			
16. TRANSPORTATION/TRAFFIC. *Would the Project:*				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	✓			
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	✓			
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓	
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e. Result in inadequate emergency access?			✓	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	✓			
17. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	✓			

Threshold	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	✓			
18. UTILITIES AND SERVICE SYSTEMS. *Would the Project:*				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	✓			
e. Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?	✓			
f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	✓			
g. Comply with federal, state, and local statutes and regulations related to solid waste?	✓			
19. MANDATORY FINDINGS OF SIGNIFICANCE. *Would the Project:*				
a. Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✓			

Threshold	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?	✓			
c. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓			

3.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	☐
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	☐
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	✓
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	☐
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	☐

Signature	City of Riverside **Agency**
Mr. Doug Darnell, AICP, Senior Planner **Printed Name and Title**	April 11, 2017 **Date**