

Phase 1 General Plan Update

*Housing & Public Safety Element Updates
and Environmental Justice Policies*

Workshop – Draft Environmental Impact Report

Community & Economic Development Department

Planning Commission

Agenda Item: 2

September 9, 2021

MEETING STRUCTURE AND AGENDA

- 1. Part 1: Project Background**
- 2. Part 2: General Plan Amendments**
 - a. Housing Element**
 - b. Public Safety Element**
 - c. Environmental Justice Policies**
 - d. Action Plan**
- 3. BREAK**
- 4. Part 3: Opportunity Sites Inventory and Rezoning**
- 5. Part 4: Environmental Review**

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PART 1: PROJECT BACKGROUND

PHASE 1 GENERAL PLAN UPDATE



Housing Element

- Mandatory General Plan Element
- Updated in 8-year Cycles
- Assess current and future housing needs
- Set policies and actions to meet housing needs
- Must demonstrate accommodation of RHNA
- Plans for adequate housing for all income levels, special needs
- Due October 15, 2021



Public Safety Element

- Mandatory General Plan Element
- Must be updated concurrently with Housing Element
- Identifies public safety risks and vulnerabilities
- Sets policies and actions to reduce hazard risks
- SB 379, SB 1035 – must update to address wildfire, climate adaptation



Environmental Justice Policies

- May be separate Element or integrated policies
- Must be added when updating 2+ Elements
- Identifies communities with unique challenges to health and livelihoods (CalEnviroscreen)
- Develops strategies to address challenges of EJ communities and promote civic engagement

PROJECT COMPONENTS



Housing Element

- Housing Plan
- Housing Technical Background Report
- Housing Actions (in Action Plan)
- Appendices – Opportunity Sites Inventory and Development Case Studies
- Opportunity Site Rezoning Program
 - General Plan Land Use Changes
 - Zoning Changes
 - Specific Plan Amendments
 - Zoning Code Amendments



Public Safety Element

- Public Safety Plan
- Public Safety Technical Background Report
- Public Safety Actions (in Action Plan)



Environmental Justice Policies

- Environmental Justice Policies – GP 2025 Elements
- Environmental Justice Actions (in Action Plan)



Draft Environmental Impact Report

REGIONAL HOUSING NEEDS ASSESSMENT



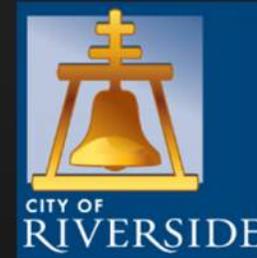
Population, household growth
Census, ACS, DOF Data
Production vs. need in previous cycles

3.4 million units in 6th Cycle



Local General Plans
Local planning factors/constraints
Regional transportation plans

1.3 million units



18,458

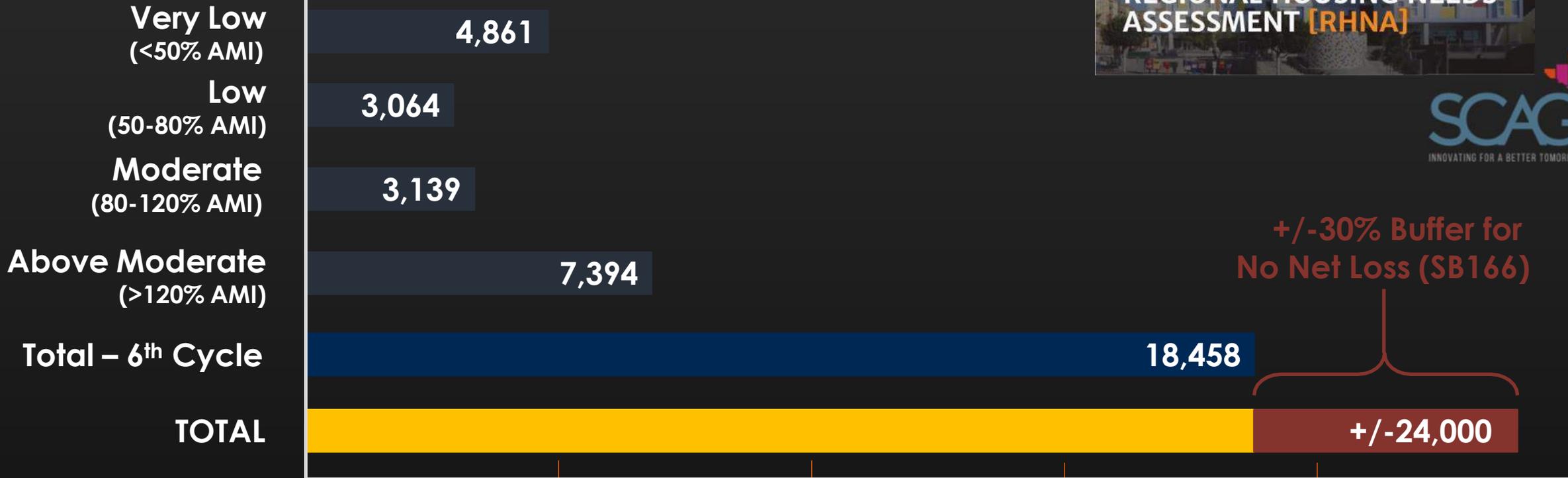
Final 6th-Cycle Allocation

- 11% of Riverside County total
- 1.3% of SCAG total
- 0.5% of State total

RIVERSIDE'S RHNA ALLOCATION



REGIONAL HOUSING NEEDS ASSESSMENT [RHNA]



“RHNA is ultimately a requirement that the region zone sufficiently in order for these homes to have the potential to be built, but it is not a requirement or guarantee that these homes will be built.”

HCD, October 2019

PROJECT OVERVIEW and TIMELINE

2020 | 2021

Draft EIR Public Workshop
August 5, 2021

HCD Deadline
October 15, 2021



Project Kick-Off
Late August 2020

Public Engagement
Jan 2020 – Mar 2021

EIR Scoping Meeting
April 22, 2021

Draft EIR Published
July 19, 2021

Adoption Hearings
September and October 2021

HCD Review
May to Aug 2021

Public Review:	Round 1	Round 2	Round 3	Policy Workshops	Round 4	Round 5
	Jan 7th	Jan 27th	Feb 25th	June 10 th & 17 th	Jul 19 th –Sep 2 nd	Sept
	Potential Sites	RHNA Scenarios	Preferred Alternative	Draft HE, PS and EJ Policies and Actions	Draft EIR Comments	Final EIR

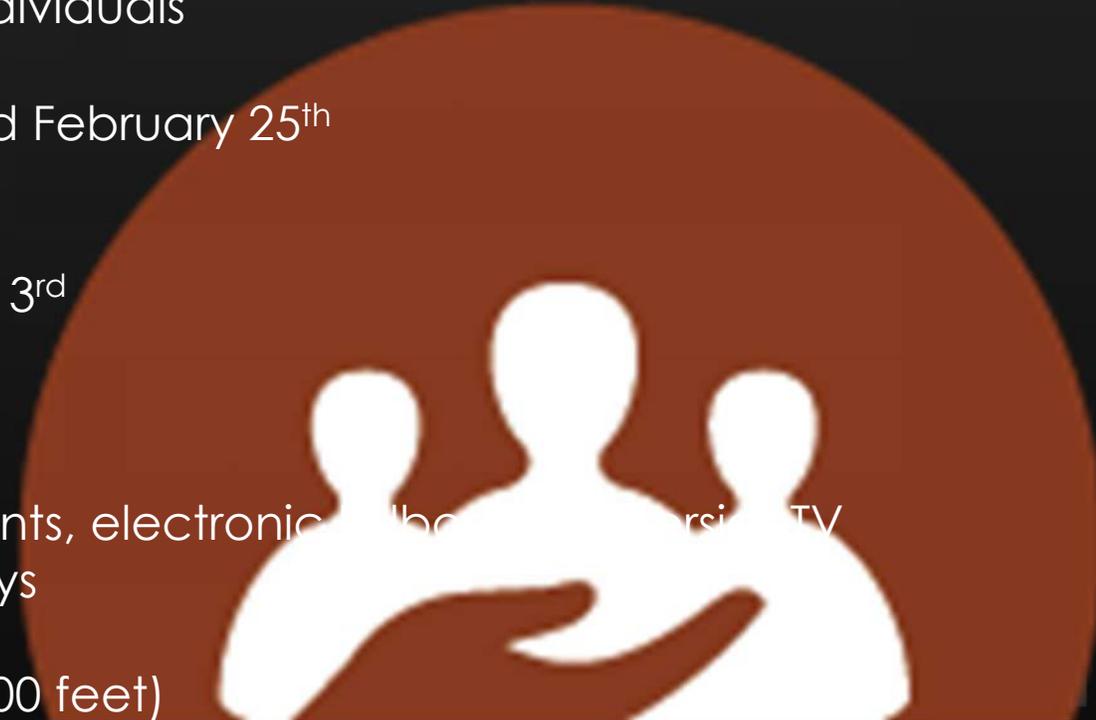
PUBLIC ENGAGEMENT ACTIVITIES

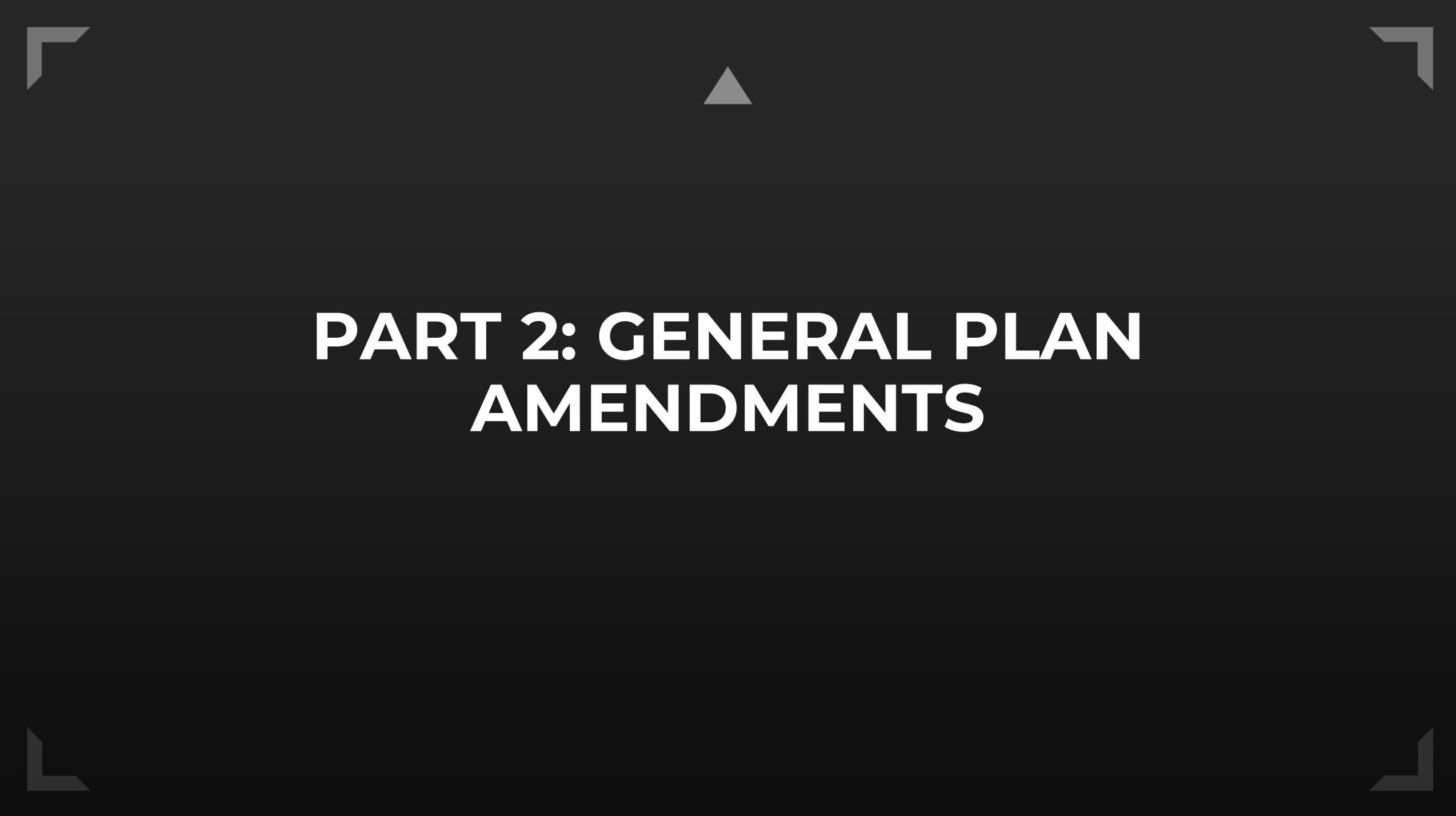
Stakeholder Engagement

- Over 900 stakeholders representing public agencies, business advocacy groups, non-profit and faith-based organizations, community activists and citizens
- One-on-one stakeholder briefings, as requested:
 - Greater Riverside Chambers of Commerce
 - Building Industry Association
 - Inland Equity Partnership
 - AARP
 - Riverside Unified School District
 - Inland Valley Association of Realtors
 - Mayor's Housing Action Team
 - Anti-Racist Riverside
 - Inland Empire Labor Council
 - Riverside Downtown Partnership
 - Downtown Area Neighborhood Alliance
 - Individuals

Community Outreach

- Virtual Public Workshop Series – January 7th, 27th and February 25th
- Planning Commission Workshop – March 18th
- CEQA Scoping Meeting – April 22nd
- Council Housing & Homelessness Committee – May 3rd
- Virtual Policy Workshops – June 10th and 17th
- Ward-Based open houses – June and July
- Regular Email blasts – 50,000+ recipients
- City Channels – Social media, official announcements, electronic public hearings, Riverside TV
- Interactive tools – Map.Social, ESRI StoryMap, Surveys
- Letter to Opportunity Site property owners
- Postcard notices to surrounding property owners (300 feet)



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PART 2: GENERAL PLAN AMENDMENTS

HOUSING ELEMENT



City of Riverside

DRAFT HOUSING ELEMENT

SIXTH CYCLE 2021-2029



City of Riverside

DRAFT HOUSING ELEMENT

SIXTH CYCLE 2021-2029

TECHNICAL BACKGROUND REPORT

GUIDING PRINCIPLE:

Provide a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing that is safe, healthy, and affordable for people of all income levels and backgrounds and meets the needs of current and future Riverside residents.

- Housing Plan
- Housing Technical Background Report
 - *Community Profile*
 - *Housing Constraints*
 - *Housing Resources*
 - *Past Performance*
 - *Public Outreach*
 - *Affirmatively Furthering Fair Housing (AFFH)*
- Housing Actions (in Action Plan)
- Appendices – Opportunity Sites Inventory and Development Case Studies



HOUSING ELEMENT REQUIREMENTS

- Accommodate projected housing demand through sites inventory, as mandated by the State (RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choices for all and affirmatively further fair housing
- Reviewed and approved by Department of Housing & Community Development
- Must be adopted by October 15, 2021

HOUSING ELEMENT

Draft Policies and Actions address:

- Affordable Housing
 - *Abundant, available and accessible*
- Homelessness
 - *Expanding services to meet needs*
- Fair Housing
 - *Upholding state and federal protections*
- Thriving Neighborhoods
 - *Supporting a sense of community*
- Regulations
 - *Streamlining for results*
- Monitoring and Engagement
 - *Tracking and sharing progress*
- Environmental Justice
 - *Safe, healthy and attainable neighborhoods*



AFFIRMATIVELY FURTHERING FAIR HOUSING

As defined by A.B. 686:

- “Taking meaningful actions, in addition to combating discrimination, that overcome **patterns of segregation** and foster inclusive communities free from barriers that restrict **access to opportunity**” for persons of color, persons with disabilities, and other protected classes

To meet AFFH requirements, the Housing Element must:

- **Assess** fair housing issues in the City
- **Analyze** segregation patterns and disparities in access to opportunity
- **Identify** major contributing factors to fair housing issues
- **Include** meaningful actions to correct issues

ISSUES AND CONTRIBUTING FACTORS

ISSUES

Integration and Segregation

Racial/ethnic
Disability
Familial status
Income

Racial/Ethnic Concentration

Poverty
Affluence

Access to Opportunity

Education
Employment
Transportation
Environmental health

Disproportionate Housing Needs

Higher rate of housing issues among one protected class compared to others in the same area:
Cost burden
Overcrowding
Risk of displacement

FACTORS

Historic, current patterns of segregation
Discrimination
Housing cost/affordability
Limited social mobility
Poor quality of resources (schools, infrastructure, etc.)
Community opposition

Childcare, healthcare, food security
Access to transportation
Job availability and quality
Quality of place
Housing affordability

Housing cost/affordability
Lending practices
Unit size – family housing
Accessibility (ADA)
Housing condition/overcrowding

MEANINGFUL ACTIONS TO AFFH

Actions developed to AFFH must:

- **Address** significant disparities in housing needs and in access to opportunity
- **Replace** segregated living patterns with truly integrated and balanced living patterns
- **Transform** racially and ethnically concentrated areas of poverty into areas of opportunity
- **Foster** and maintain compliance with civil rights and fair housing laws

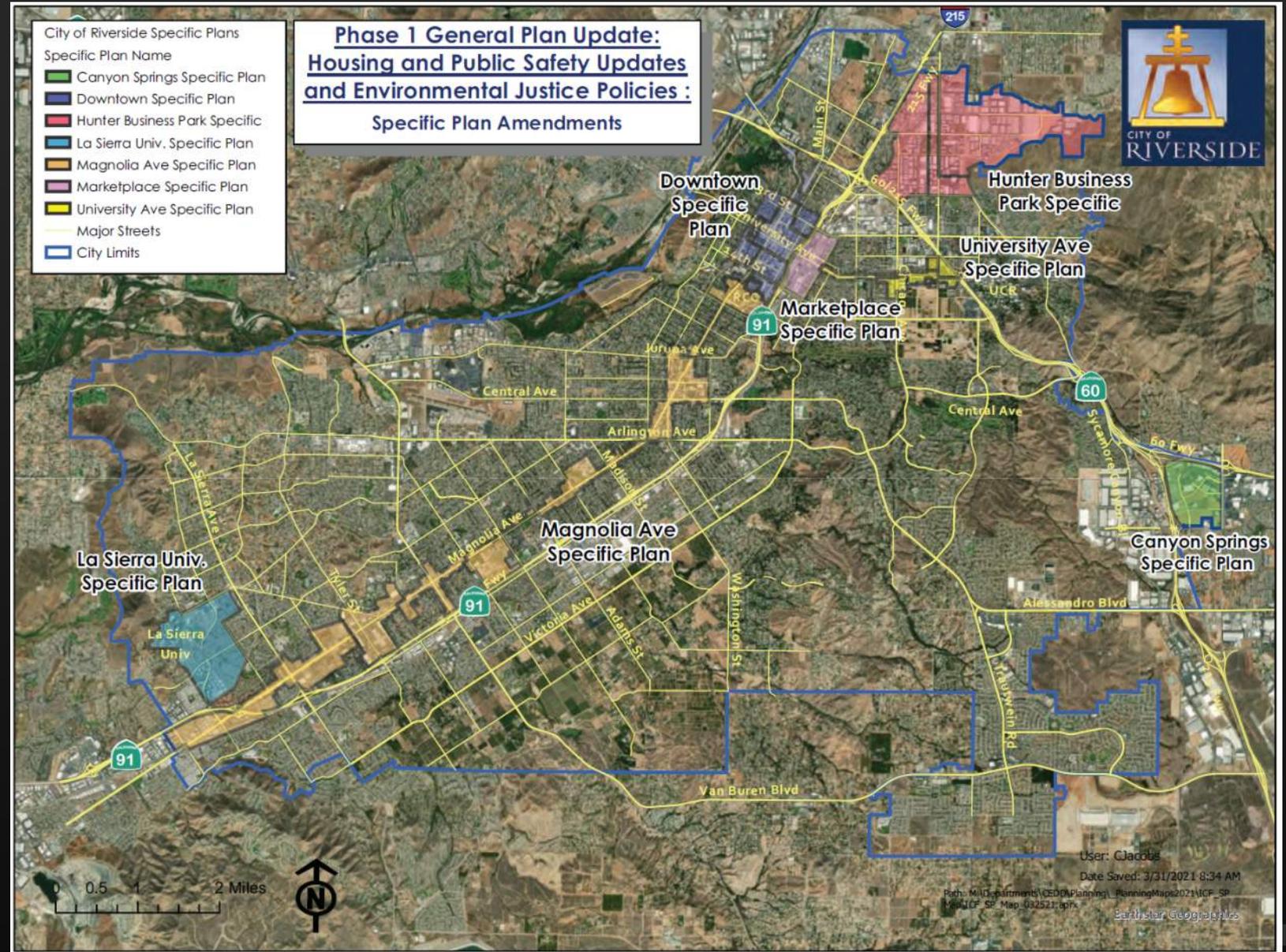
This could look like:

- Housing **mobility** strategies
- Place-based strategies to encourage **community revitalization**
- New **housing choices** in areas of high opportunity
- **Protecting** existing residents from displacement
- Fair housing **services**
- Community **health** strategies
- Environmental **equity** strategies

HOUSING ELEMENT IMPLEMENTATION

Proposed Specific Plan Amendments

- Canyon Springs Business Park
- Downtown
- Hunter Business Park
- La Sierra University
- Magnolia Avenue
- Riverside Marketplace
- University Avenue



HOUSING ELEMENT IMPLEMENTATION

Proposed Downtown Specific Plan Amendments

RAINCROSS DISTRICT

Within Heritage Square HD:

- Maximum 3 stories/40 feet

JUSTICE CENTER DISTRICT

- Add residential as allowed use
- Maximum 140 dwellings/acre

PROSPECT PLACE OFFICE DISTRICT

- Add residential as allowed use
- Maximum 60 dwellings/acre
- Maximum 45 feet height near residential

ALMOND STREET DISTRICT

Brockton Avenue properties only:

- Add residential as allowed use
- Maximum 60 dwellings/acre
- Maximum 3 stories/40 feet

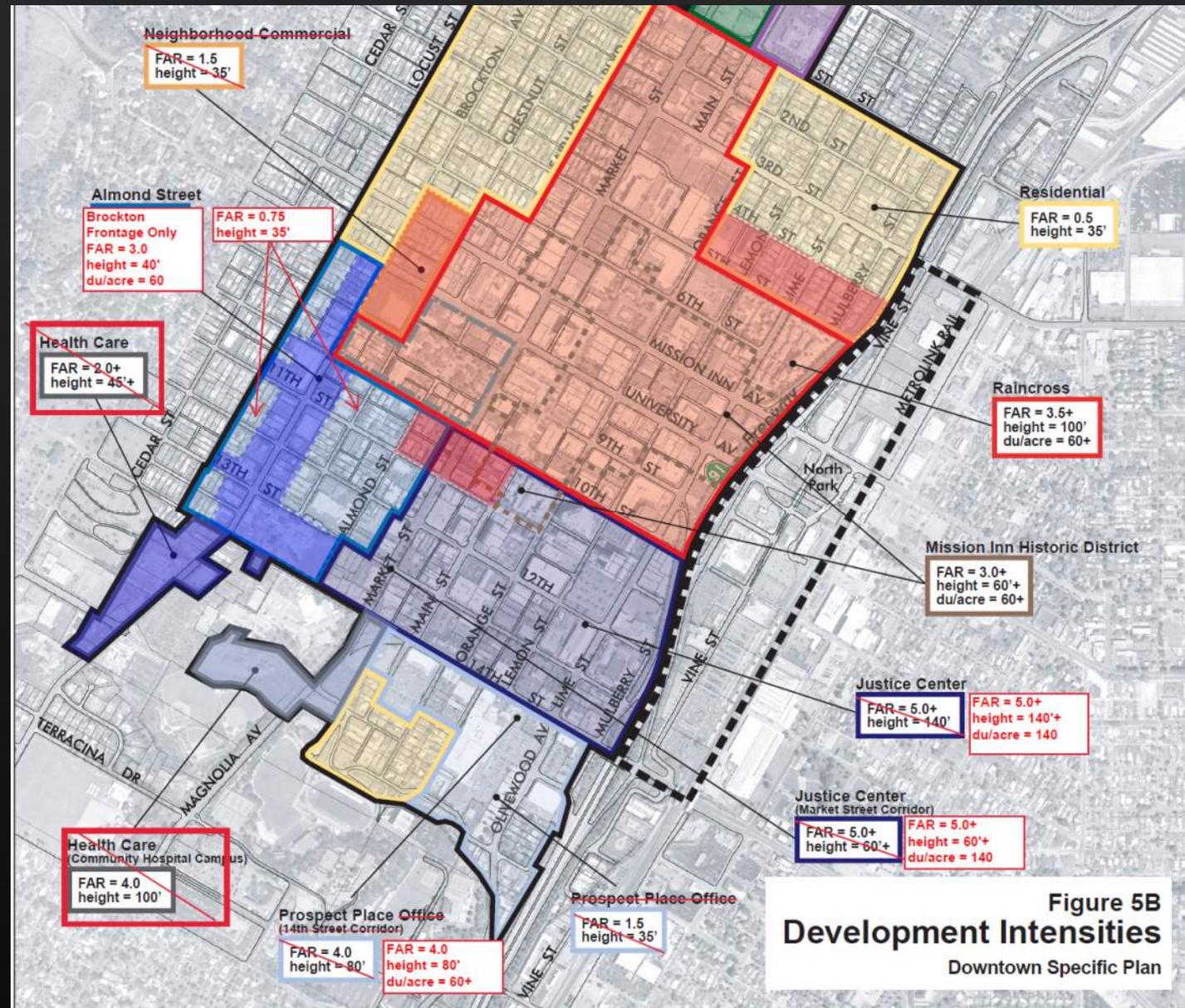


Figure 5B
Development Intensities
Downtown Specific Plan

Proposed Downtown Specific Plan Amendments

Modernize Parking Requirements

Uses	Raincross and Justice Center Districts	All Other Districts
General office	1:300	1:250
Medical/Dental office	1:250	Per Zoning Code
Banks	1:250	Per Zoning Code
Retail	1:375	1:300
Eating and Drinking	1:250	1:150
Cinema, auditorium	1:8 fixed seats	Per Zoning Code
Hotel/Motel	1:2 guest rooms; ancillary uses at 50% of Specific Plan requirement	1:1 guest room; ancillary uses at 50% of Specific Plan requirement
Assembly areas and meeting rooms without fixed seats	1:50	1:30
Residential uses	1: bedroom, not to exceed 2 spaces per dwelling unit	1: bedroom, not to exceed 2 spaces per dwelling unit (except for single-family dwellings)
Uses not listed	Per Zoning Code	Per Zoning Code

Change of use in existing building – no additional parking required

Infill development on parcels <6,000sf – no on-site parking

Modernize Allowed Land Uses

- Consolidate Neighborhood Commercial district with Raincross District
- Consolidate Health Care District with Prospect Place, Almond Street Districts

JUSTICE CENTER DISTRICT

- Allow mixed-use development
- Remove maximum 1,500-sf limit for restaurants
- Allow hotel with CUP
- Remove minimum ½-acre lot size requirement for new development

PROSPECT PLACE OFFICE DISTRICT

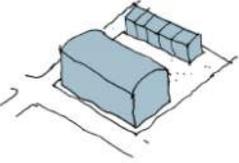
- Allow retail sales
- Allow hotel with CUP

ALMOND STREET DISTRICT

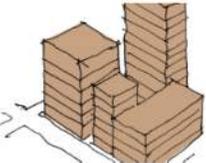
- Mixed-use development on Brockton Avenue only
- Allow personal services (salon, barber, tailor, etc.)
- Allow places of worship with CUP
- Allow hospital-supporting uses south of 14th Street

HOUSING ELEMENT IMPLEMENTATION

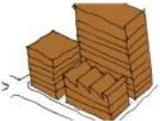
Innovation District Overlay Zone



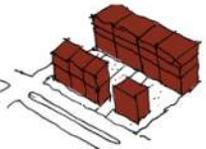
Industrial Emphasis
0 du/acres 2.0 FAR



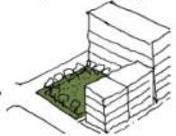
Housing Emphasis
150 du/ac 5.0 FAR
300' x 300' = 90,000 sf Full Block
200 units (800 sf) 160k sf/1.7 FAR
300,000 sf Office/Manufacturing



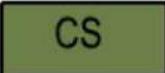
Employment Emphasis
100 du/ac 6.0 FAR
300' x 300' = 90,000 sf Full Block
200 units (800 sf) 160k sf/1.7 FAR
300,000 sf Office/Manufacturing (4.3 FAR Employment)

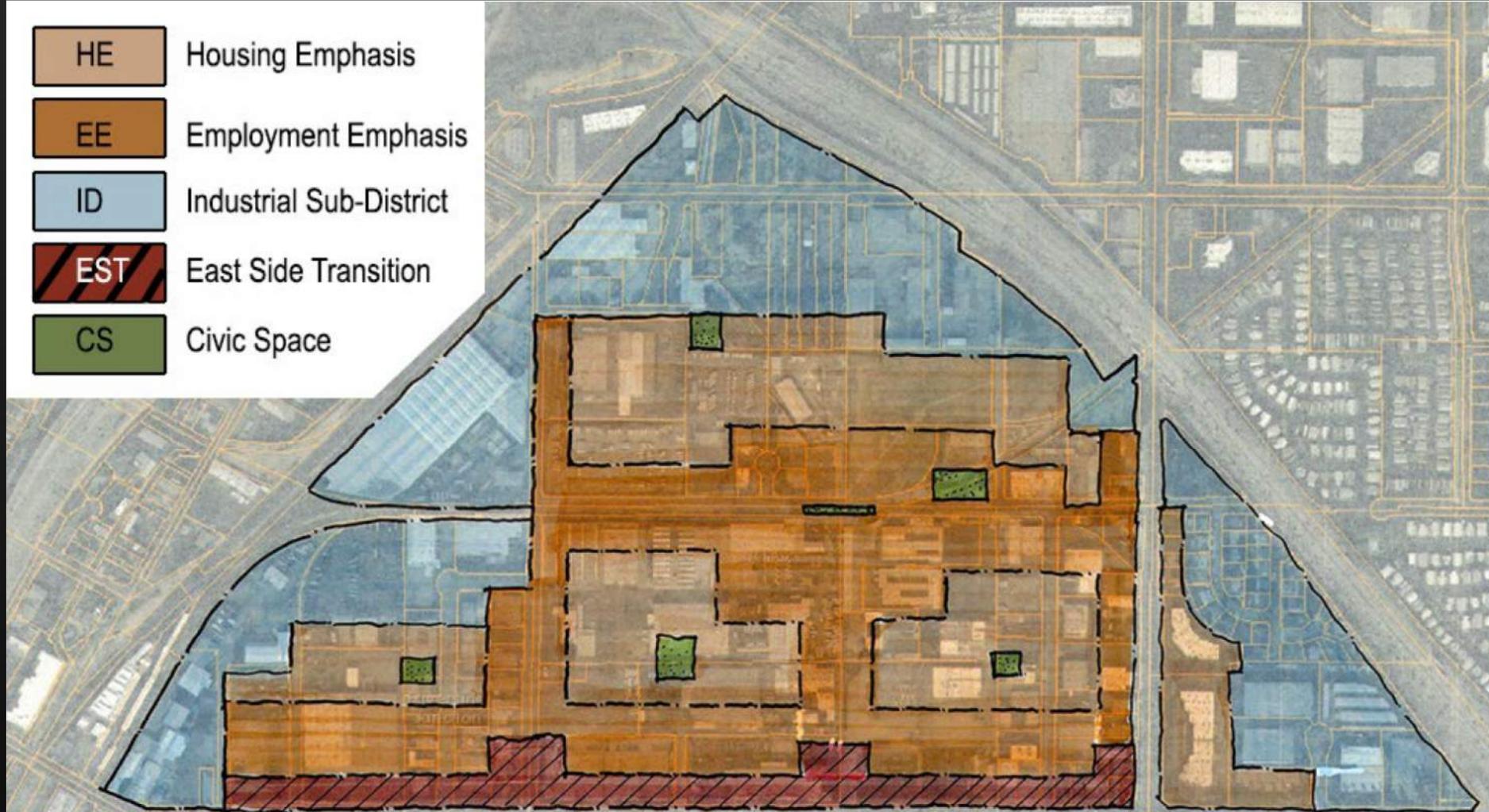


East Side Transition
60 du/ac 1.5 FAR 55' Height Limit
300' x 150' = 45,000 sf Half Block
62 units (1,000 sf) 62k sf/ 1.4 FAR
27,000 sf Retail / 0.6 FAR



Civic Space – Min. Area per Type
Greens – min. 2 acres
Squares – min. 1 acre
Plazas – min. 0.5 acre
Paseos – min. 0.25 acre

	HE Housing Emphasis
	EE Employment Emphasis
	ID Industrial Sub-District
	EST East Side Transition
	CS Civic Space



HOUSING ELEMENT IMPLEMENTATION

Proposed Zoning Code Amendments

- **Chapter 19.100 – Residential Zones** – Modifications to development standards for Multifamily Residential Zones (R-3-1500, R-3-2000, R-3-2500, R-3-3000, R-3-4000 and R-4) to facilitate residential development and to establish objective design standards in compliance with Senate Bill (SB) 330.
- **Chapter 19.120 – Mixed-Use Zones** – Modifications to development standards for Mixed-Use Zones (MU-N, MU-V and MU-U) to facilitate residential and mixed-use development and to establish objective design standards in compliance with Senate Bill (SB) 330.
- **Chapter 19.150 – Base Zones Permitted Land Uses** – Amendments to the Permitted Uses Table to establish Low Barrier Navigation Centers as a use permitted by right in the Mixed Use Zones (MU-N, MU-V and MU-U) pursuant to Assembly Bill (AB) 101, and to eliminate Senior Housing as a separately regulated residential use.
- **Chapter 19.170 – Innovation District Overlay Zone (ID)** – New chapter establishing the ID Overlay Zone and setting forth permitted uses, development standards, permit requirements and other regulations for properties having the ID Overlay Designation (i.e., within the Innovation District). The ID Overlay Zone is intended to implement the proposed Draft Innovation District Master Plan (Exhibit 25) that will guide the redevelopment of the approximately 285-acre “Triangle” district bounded by Third Street, State Route 91 and State Route 60/Interstate 215;

HOUSING ELEMENT IMPLEMENTATION

Proposed Zoning Code Amendments

- **Chapter 19.545 – Density Bonus** – Updates to the Density Bonus Ordinance to achieve consistency with recent legislation generally increasing the maximum density bonus for which affordable housing development may qualify; increasing the number of incentives and concessions available to affordable housing development; and decreasing parking requirements for affordable housing development;
- **Chapter 19.580 – Parking and Loading** – Adjustments to parking requirements, credits, reductions and calculation methods for mixed-use development and establishment of incentives for voluntary transportation demand measures;
- **Chapter 19.710 – Design Review** – Extension of applicability of Administrative Design Review procedures to Opportunity Sites identified in the Draft Housing Element;
- **Chapter 19.770 – Site Plan Review Permit** – Adjustment of the site plan review requirement threshold for mixed-use development from 10,000 square feet of new development to 50,000 square feet of new nonresidential development or 100 residential units;
- **Chapter 19.910 – Definitions** – Updates to and addition of various definitions associated with other Zoning amendments mentioned above; and

PUBLIC SAFETY ELEMENT



City of Riverside

DRAFT PUBLIC SAFETY ELEMENT



City of Riverside

DRAFT PUBLIC SAFETY ELEMENT

TECHNICAL BACKGROUND REPORT



Section 1
Community Profile

GUIDING PRINCIPLE:

Comprehensively address the public safety needs and concerns of the City's residents, businesses, institutions, and visitors in a proactive and coordinated way to ensure protection from foreseeable natural and human-caused hazards.

- Public Safety Plan
- Public Safety Technical Background Report
 - *Geologic & Seismic Hazards*
 - *Flooding & Dam Inundation*
 - *Fire Prevention & Response*
 - *Drought*
 - *Hazardous Materials*
 - *Multi-Hazard Planning & Interagency Response*
 - *Pandemic Preparedness, Response & Outreach*
- Public Safety Actions (in Action Plan)

PUBLIC SAFETY ELEMENT REQUIREMENTS

- Provides the City with proactive measures to reduce the risk of hazards and adequately, expediently, and efficiently respond to public safety risks.
- AB 747 and SSB 1035 require revision of the Public Safety Element concurrently with revision of the Housing Element or Local Hazard Mitigation Plan (LHMP) to identify new information relating to flood and fire hazards and climate adaptation and resiliency that was not available during the previous revision.
- SB 379 Climate Vulnerability Assessment and Adaptation Strategies – upon next revision of LHMP
- Review by CAL FIRE Land Use Planning Team and State Board of Forestry and Fire Protection (September 21-22, 2021)





PUBLIC SAFETY ELEMENT

Draft Policies and Actions address:

- Natural Hazards
 - *Reduce risk, be prepared*
- Hazardous Materials
 - *Safe transportation and storage*
- Transportation
 - *Reducing conflicts and crossings*
- Emergency Services
 - *High-quality and responsive*
- Pandemic
 - *Providing public health services*
- Homelessness
 - *Reduce suffering, reduce harm*
- Climate Adaptation and Resiliency
 - *Identify risks and adapt accordingly*

ENVIRONMENTAL JUSTICE POLICIES



City of Riverside

DRAFT ENVIRONMENTAL
JUSTICE POLICIES

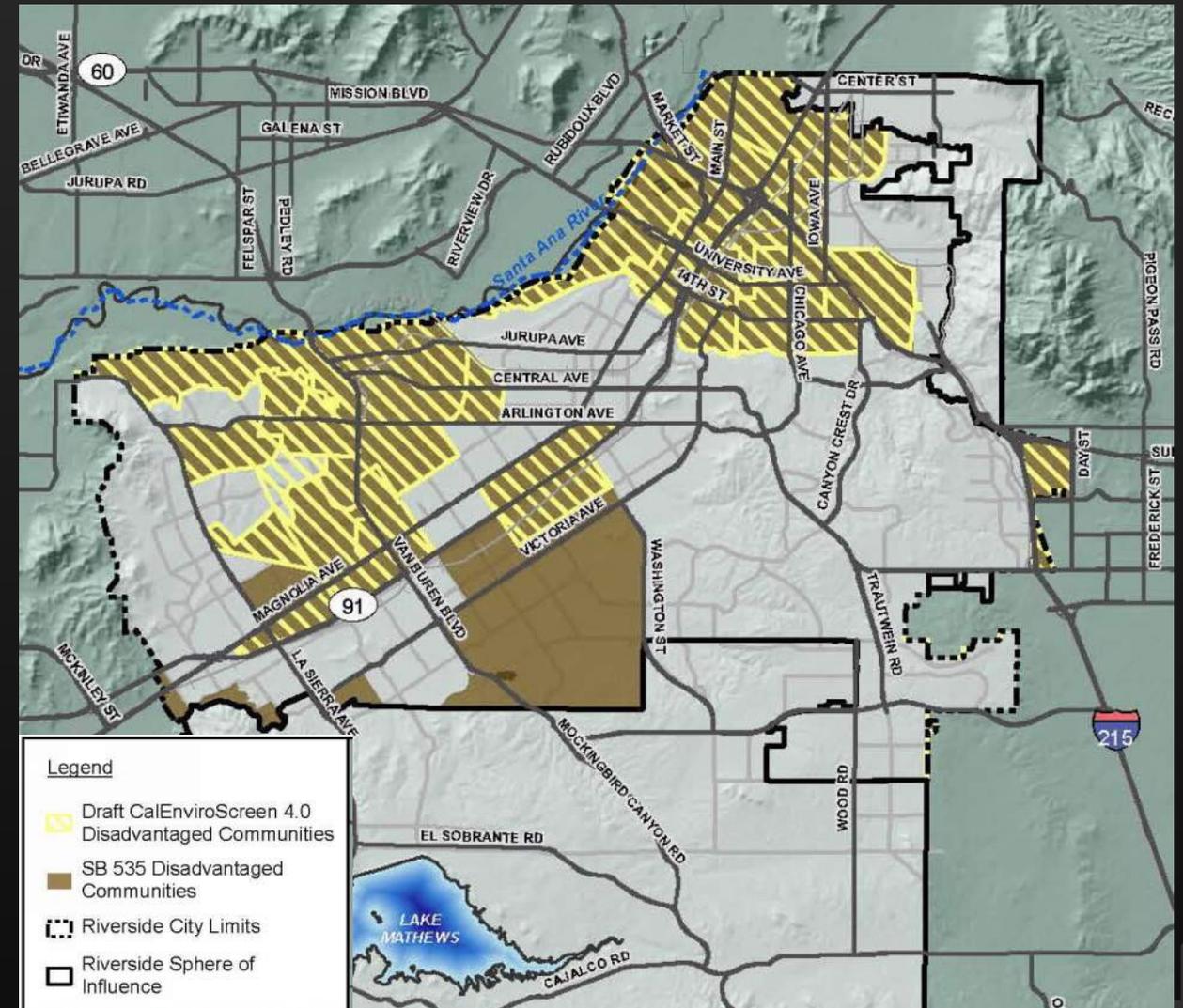
DEFINITION:

The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of laws, regulations, and policies.

- GP 2025 Environmental Justice Policies
 - *Land Use & Urban Design Element*
 - *Circulation & Community Mobility Element*
 - *Education Element*
 - *Noise Element*
 - *Air Quality Element*
 - *Parks & Recreation Element*
 - *Public Facilities & Infrastructure Element*
 - *Arts and Culture Element*
 - *Historic Preservation Element*
- Environmental Justice Actions (in Action Plan)

ENVIRONMENTAL JUSTICE COMMUNITIES

- Environmental justice communities are those communities that fit either of the definitions below:
 - Areas identified by the California Environmental Protection Agency as “(1) areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation”; or “(2) areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment;” or
 - Low-income areas that are “disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”
- Environmental justice communities were identified using the CalEnviroScreen data tool developed by the California Environmental Protection Agency’s Office of Environmental Health Hazard Assessment pursuant to Health and Safety Code Section 39711 and other statutory requirements.

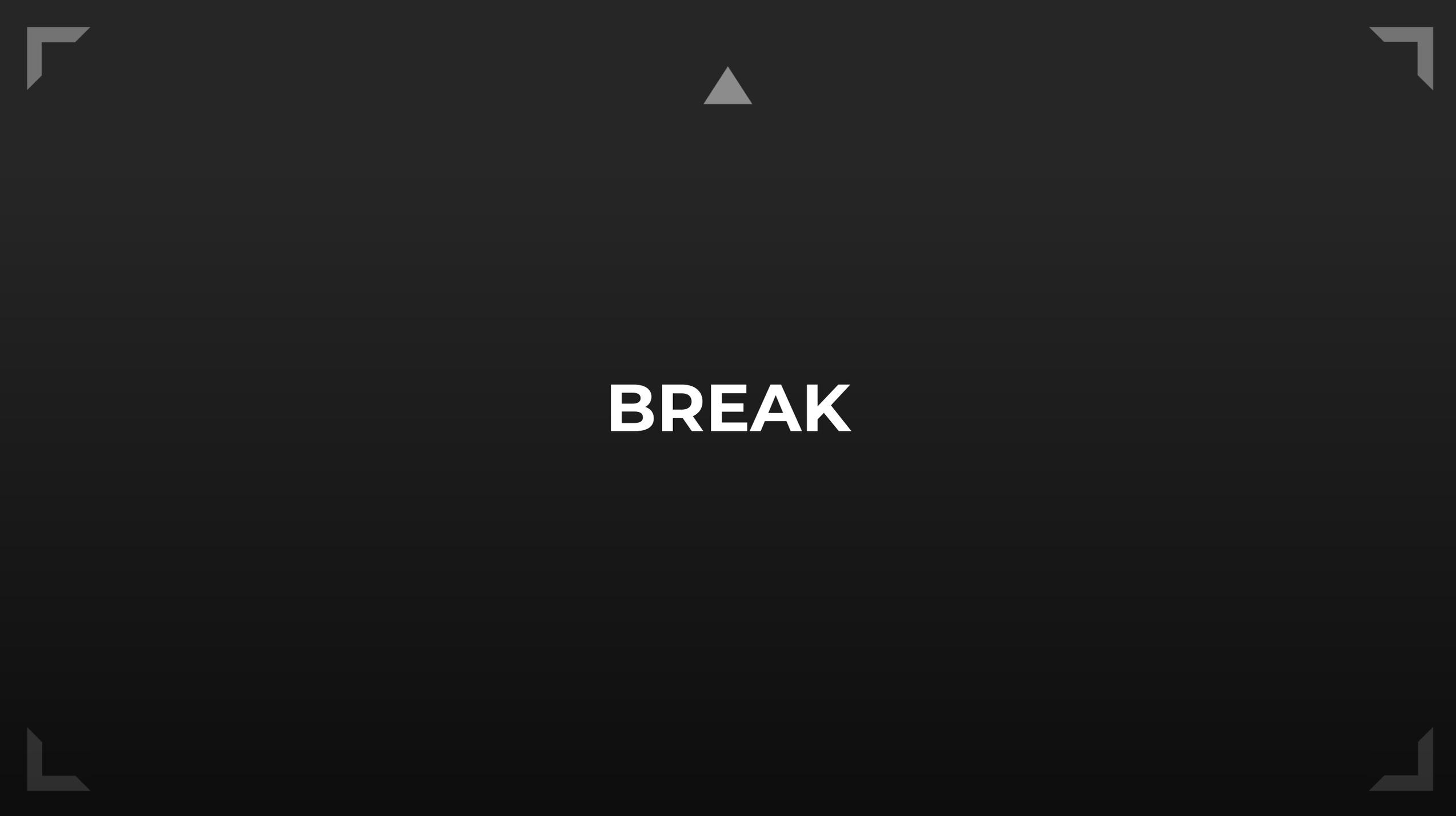


ENVIRONMENTAL JUSTICE POLICIES

Draft Policies and Actions for:

- Land Use & Urban Design
 - *Healthy, complete neighborhoods*
- Circulation & Community Mobility
 - *Transportation for tomorrow*
- Education
 - *Robust partnerships for opportunity*
- Noise
 - *Manage and reduce*
- Air Quality
 - *Addressing exposure*
- Parks & Recreation
 - *Equitable access for all*
- Public Facilities & Infrastructure
 - *Healthy and efficient homes*
- Arts & Culture
 - *Art in public places*
- Historic Preservation
 - *Telling untold stories*





BREAK

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**PART 3: OPPORTUNITY SITES
INVENTORY AND REZONING**

Identification of Opportunity Sites

Initial Selection Criteria –
areas **included** because they may be suitable

Underutilization / Potential for Redevelopment

- Current Land Use (especially vacant)
- Improvement Ratio (value of buildings / value of land)
- Likelihood of redevelopment within 6th Cycle

Physical Site Characteristics

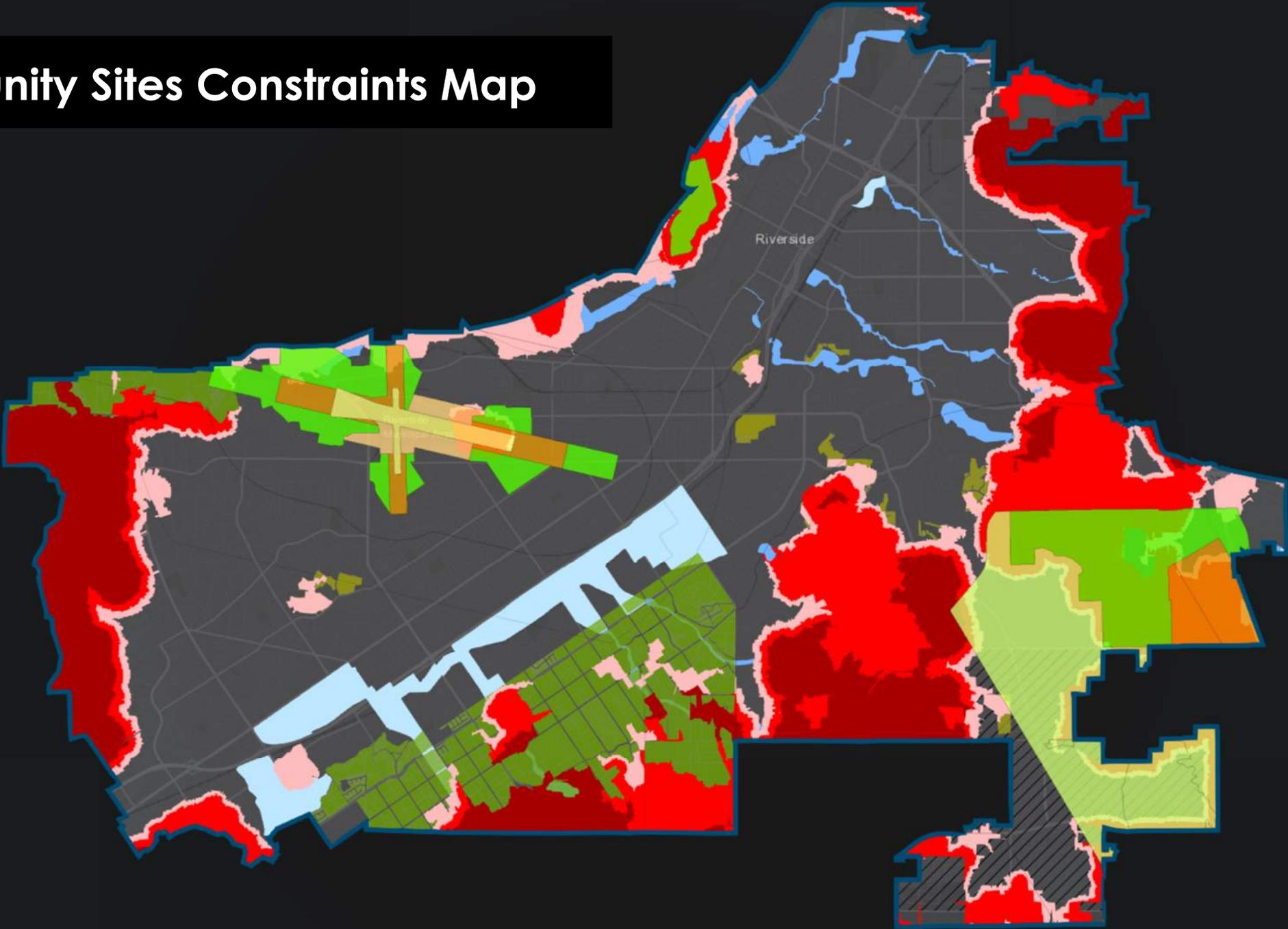
- Lot Size
- Year Built

Specific Opportunities

- Transit Oriented Development (TOD)
- Infill and 'Missing Middle' Housing
- Credit for Accessory Dwelling Units (ADU)
- Special focus planning areas – Downtown, Innovation District, Northside Specific Plan



Opportunity Sites Constraints Map



CALFIRE Fire Risk Areas

HazardClass

- Very High
- High
- Moderate

Res Agriculture and Conservation

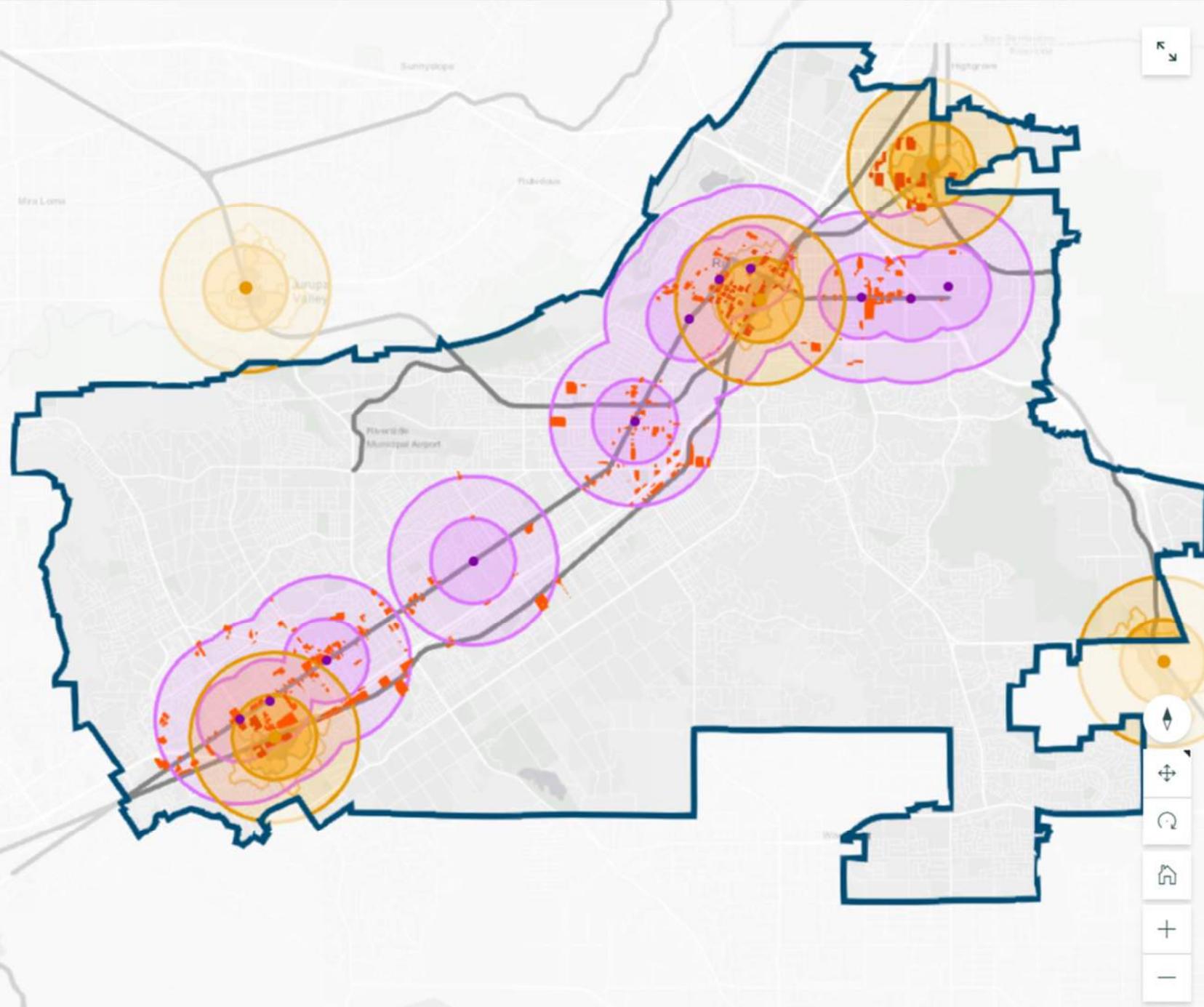
Current Zone Description

- Residential Agricultural Zone
- Residential Conservation Zone

FEMA Flood Risk Areas

TYPE

- 100 Year Floodplain
- 100->500 Year Floodplain



Locate more housing near Transit

Homes within walking distance to high-capacity transit can allow residents to access jobs in Riverside or nearby cities with lower cost and environmentally friendlier transportation. These areas present good opportunities to add housing options.

High Capacity Transit Service

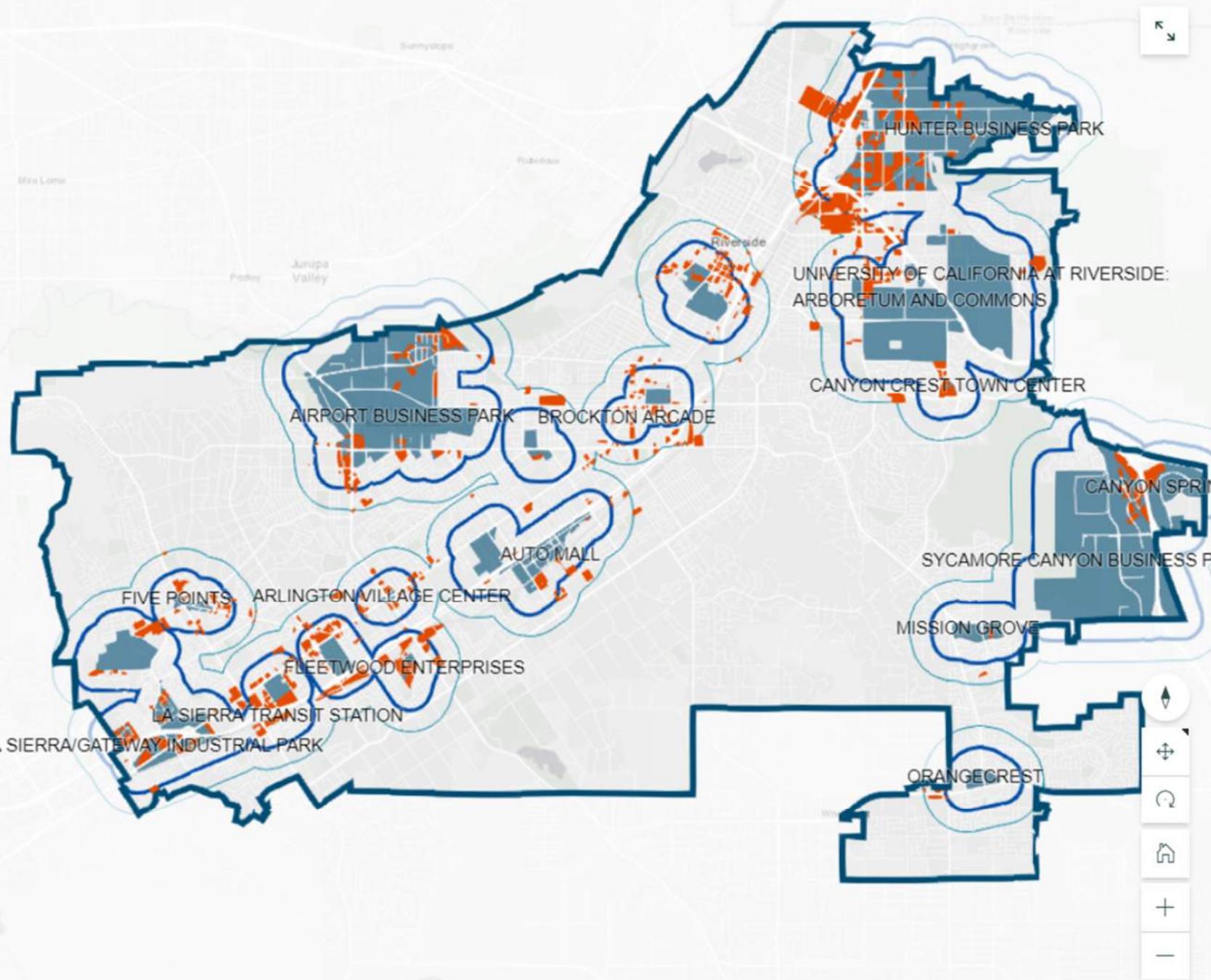
-  RapidLink (10 and 20 min walk)
-  MetroLink (10 and 20 min walk)

Potential Areas for Housing

-  RHNA Opportunity Sites

Locate more housing near Jobs and Activity Centers

New homes that are located near activity centers can provide access to commercial services and shopping, as well as access to the jobs that drive those activities. Affordable housing in these locations supports a diverse local workforce and brings more customers to local businesses.

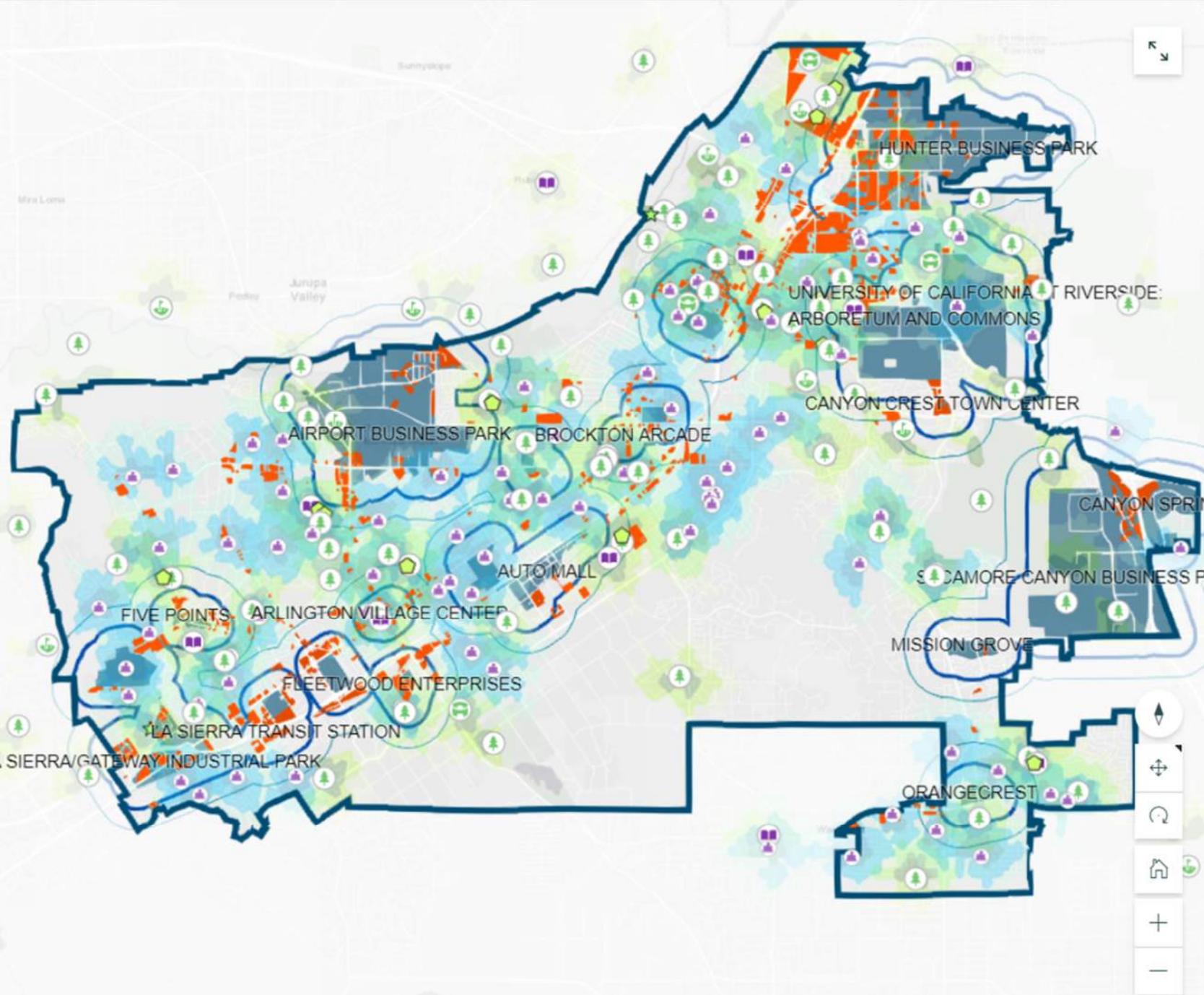


Commercial and Retail Centers

- Commercial and Retail Areas
- Nearby Areas (5 min walk)
- Nearby Areas (10 min walk)

Potential Areas for Housing

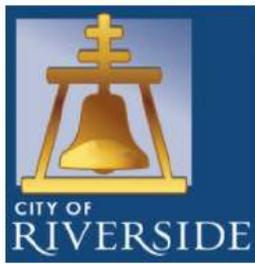
- RHNA Opportunity Sites



Locate more housing near Amenities and Services

Households have many needs -- like nearby access to playgrounds, open spaces, libraries, and schools. Whenever possible, new housing should be in areas rich with these important services and amenities. This can help ensure safe routes to schools and healthy options for recreation and learning.

Riverside Housing Element Update 2021-2029



Welcome to the City of Riverside Housing Opportunity Sites Information Tool!

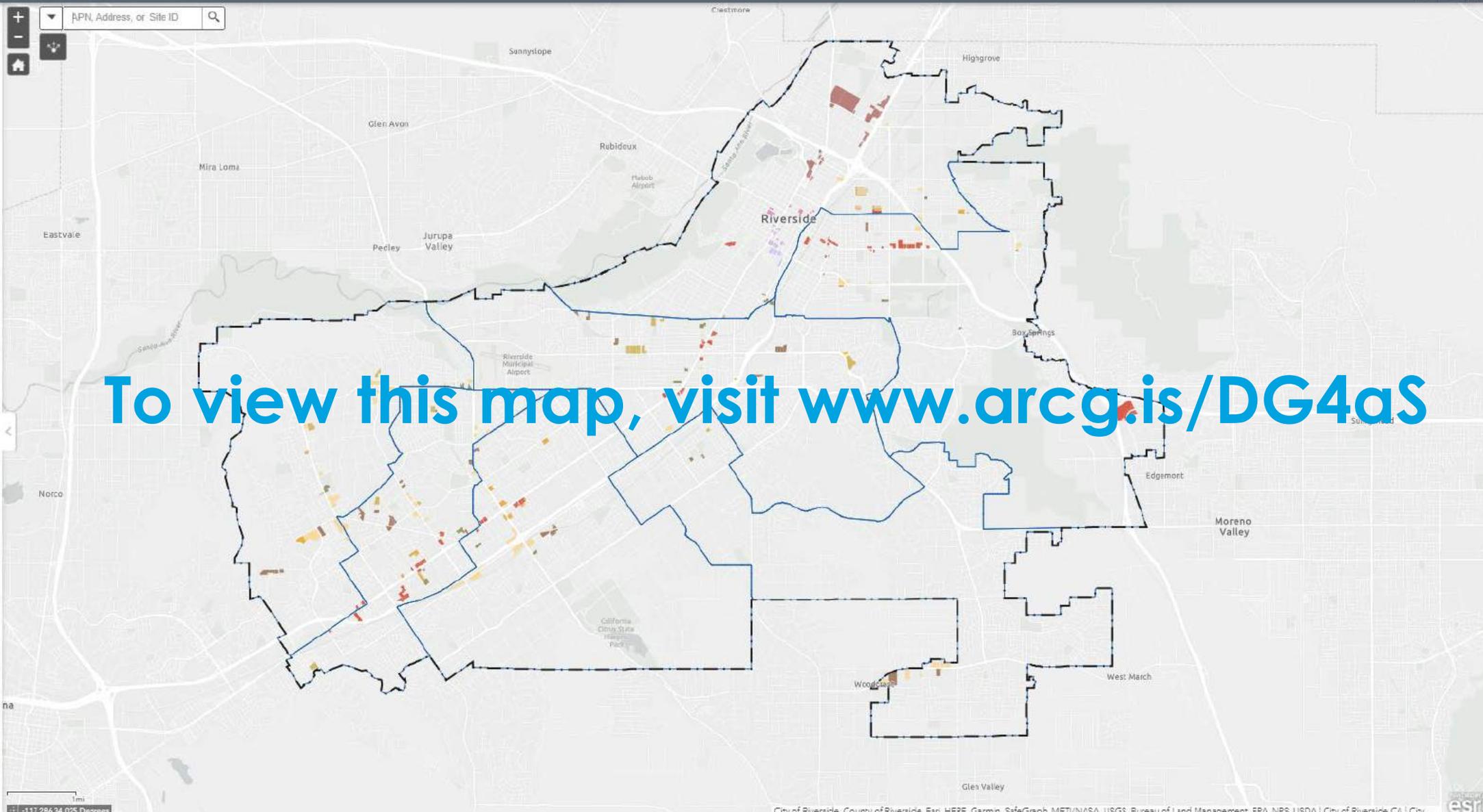
Use this web mapping application to search, select, and view Housing Opportunity Sites information for the 2021-2029 Housing Element.

Map Use:
Use the 'Search' tool to locate a specific parcel by Site Address or Opportunity Site Parcel ID

Click the 'Legend' button to view the list of active layers in the map.

Click the 'Layers List' button to view the list of layers available in the map. Use the corresponding check boxes to turn layers on and off.

Click the 'Basemap Gallery' button to view and change the available basemaps, including aerial imagery.



To view this map, visit www.arcgis.com/DG4aS

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PART 4: ENVIRONMENTAL REVIEW

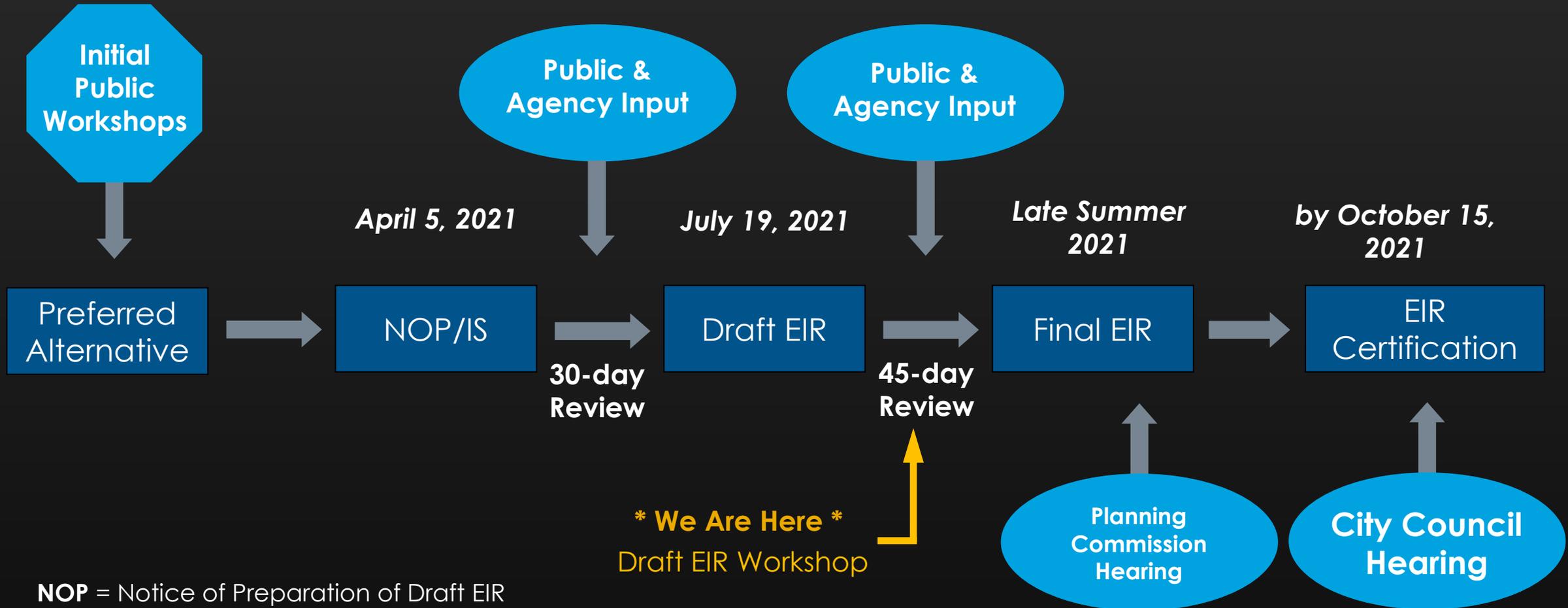


CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The primary purposes of CEQA are to:

- Inform the public and decision makers about the Project and about the potential environmental impacts.
- Identify how to avoid or reduce impacts.
- Prevent environmental damage through mitigation or alternatives.
- Foster interagency coordination in review of projects.
- Provide an opportunity for the public and local/state agencies to comment on the environmental issues.

CEQA ENVIRONMENTAL REVIEW PROCESS



NOP = Notice of Preparation of Draft EIR
IS = Initial Study
EIR = Environmental Impact Report

PROJECT COMPONENTS

- The Draft EIR evaluated these key Project components:
 - Housing Element Update
 - *General Plan Amendments*
 - *Zoning Changes and Code Amendments*
 - *Specific Plan Amendments*
 - Public Safety Element Update
 - Environmental Justice Policies within the two updated elements
- The EIR will also evaluate a maximum development of up to 31,564 dwelling units (gross) facilitated by the Project throughout the City to meet the minimum RHNA obligation (18,458 units with a 30% No Net Loss Buffer).





PROJECT OBJECTIVES

- Plan adequately to meet our RHNA obligation + buffer
- support positive economic, educational, and health outcomes for EJ communities
- Increase affordable housing all across City
- Add a variety of housing opportunities
- Locate new housing close to amenities, transit, jobs
- Identify sites for housing with high development potential
- Avoid areas with development constraints
- Proactively address public safety and public health needs for all natural and human-caused hazards
- Reduce impacts of housing near incompatible land uses or pollution sources



All CEQA Topics Considered

The Draft EIR evaluates these environmental topics:

- Aesthetics & Visual Quality
- Agriculture & Forestry Resources
- Air Quality Emissions
- Biological Resources
- Cultural / Tribal Resources
- Energy
- Geology, Soils, & Seismicity
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Mineral Resources
- Land Use & Planning
- Noise
- Paleontological Resources
- Population/Housing
- Public Services
- Recreation
- Transportation & Circulation
- Utilities & Service Systems
- Wildfire
- Alternatives
- Cumulative Impacts

CEQA Topics Considered Less than Significant

The Draft EIR determined these environmental topics will not result in significant impacts and impacts are **Less than Significant**:

- Aesthetics & Visual Quality
- Agriculture & Forestry Resources
- Energy
- Geology, Soils, & Seismicity
- Hydrology & Water Quality
- Land Use and Planning
- Mineral Resources
- Public Services
- Recreation
- Wildfire
- Utilities and Service Systems



CEQA Topics Considered Significant

Through the evaluation of the Project, these environmental topics are Potential Significant, but have **Less Than Significant Impacts with Mitigation Incorporated:**

- Biological Resources
- Cultural Resources
- Paleontological Resources
- Hazards and Hazardous Materials
- Tribal Cultural Resources

Through the evaluation of the Project, these environmental topics will result in **Significant and Unavoidable Impacts** with and without mitigation:

- Air Quality (with Mitigation)
- Greenhouse Gas Emissions (with Mitigation)
- Noise (with Mitigation)
- Population and Housing
- Transportation (with Mitigation)

CEQA Alternatives



Based on the analysis, the **Project** and **Alternative 3** are both **environmentally superior**.

These Alternatives are considered in the Draft EIR:

- **No Project Alternative.** No changes to existing zoning or allowed development on preliminary opportunity sites would occur. This scenario would not meet the City's RHNA goal of 24,000 units.
- **Dispersed Growth Alternative.** Housing development would be spread more widely across almost all Opportunity Sites, generally at lower densities, resulting in less intensive but more widespread land use changes. This would exceed the City's goal of 24,000 RHNA units.
- **Focused Growth Alternative.** Housing development on strategic locations with superior access to transportation, employment, services, and amenities, generally at higher densities and more intensive land use changes. This scenario would also exceed the City's RHNA goal of 24,000 units.
- **Limited Opportunity Sites.** Alternative would involve a reduced number of the Opportunity Sites, focused on meeting but not exceeding RHNA allocation of 18,458 units.

RECOMMENDATIONS

That the Planning Commission:

- 1. Recommend** that the City Council find that:
 - a. The Draft Program Environmental Impact Report (DEIR) has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. Project alternatives do not meet the project objectives;
 - c. The project will have a significant effect on the environment, but with implementation of the identified mitigation measures in the DEIR, some potential impacts would be mitigated; however, potential impacts associated with Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, and Transportation would remain significant and unavoidable; and
 - d. Adopt the Program Environmental Impact Report (PEIR) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the California Public Resources Code; and
- 2. Recommend Approval** of the Phase 1 General Plan Update - Planning Case PR-2021-001058 (General Plan Amendments, Specific Plan Amendments, Zoning Text Amendment, Rezoning and Program Environmental Impact Report as outlined in the staff report and summarized in the staff report findings.

The image features a dark gray background with four light gray corner brackets at the corners and a light gray triangle pointing upwards at the top center. The text "REFERENCE ONLY SLIDES" is centered in a bold, white, sans-serif font.

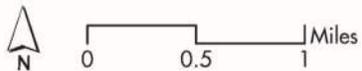
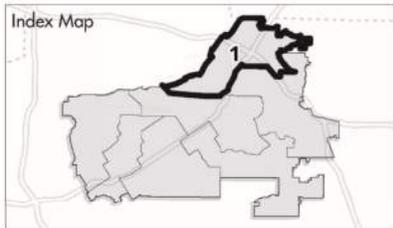
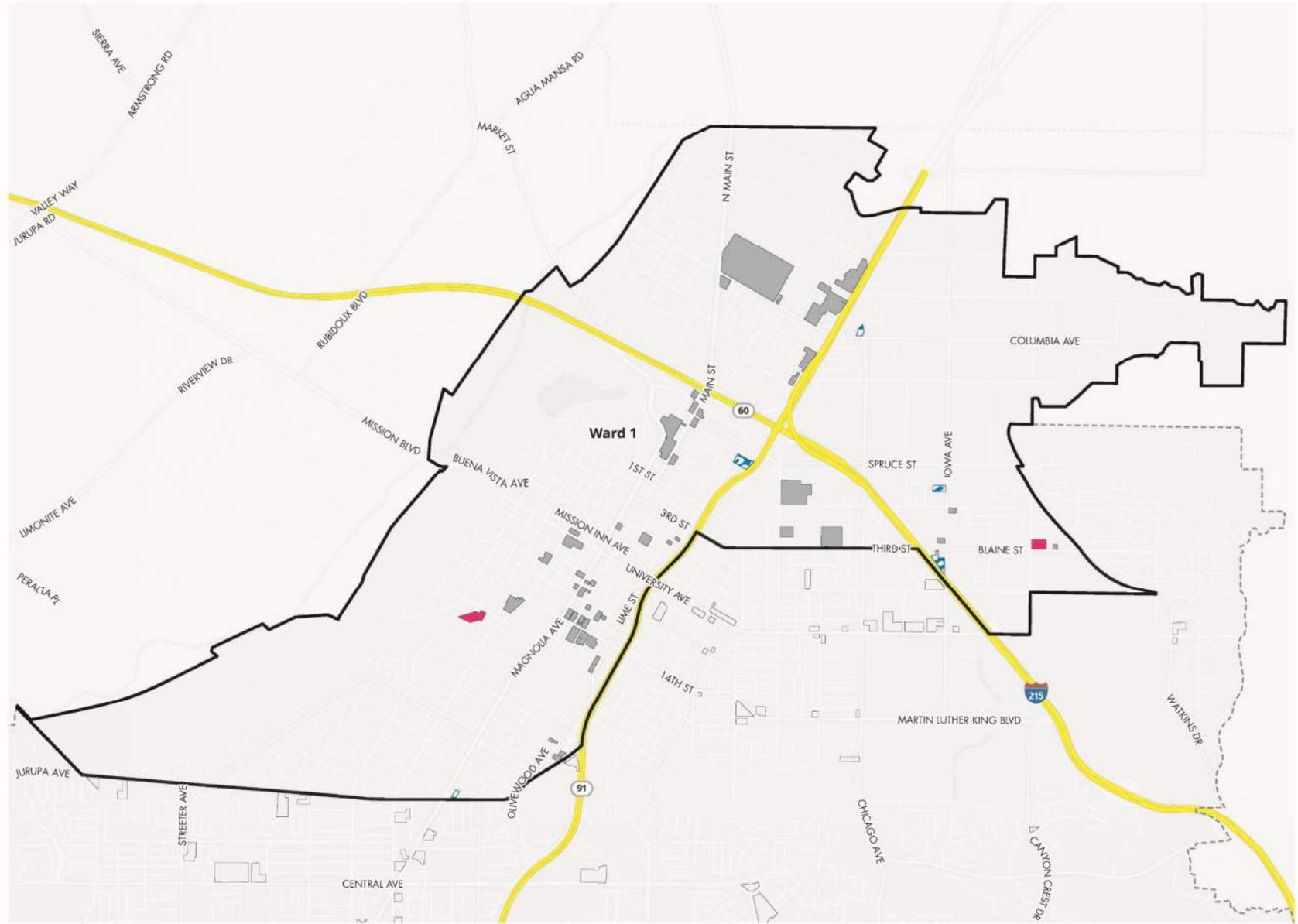
REFERENCE ONLY SLIDES

CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 1



- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
- MU-U - Mixed-Use - Urban
- MU-V - Mixed-Use - Village
- No Proposed Change

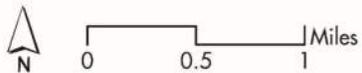
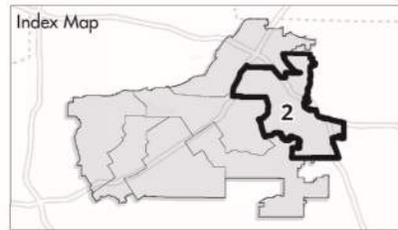
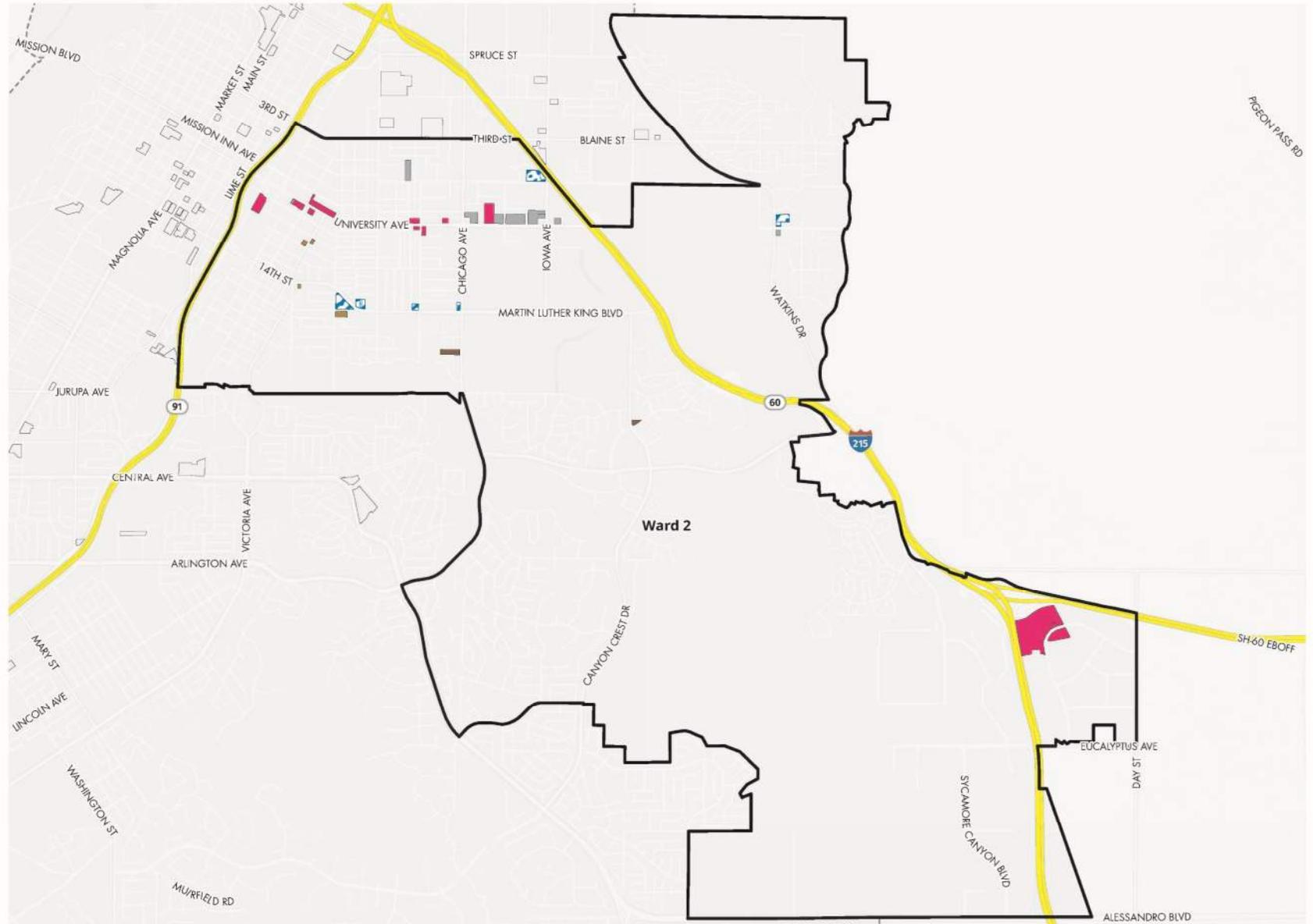


CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 2



- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
- HDR - High Density Residential
- VHDR - Very High Density Residential
- MU-U - Mixed-Use - Urban
- MU-V - Mixed-Use - Village
- No Proposed Change

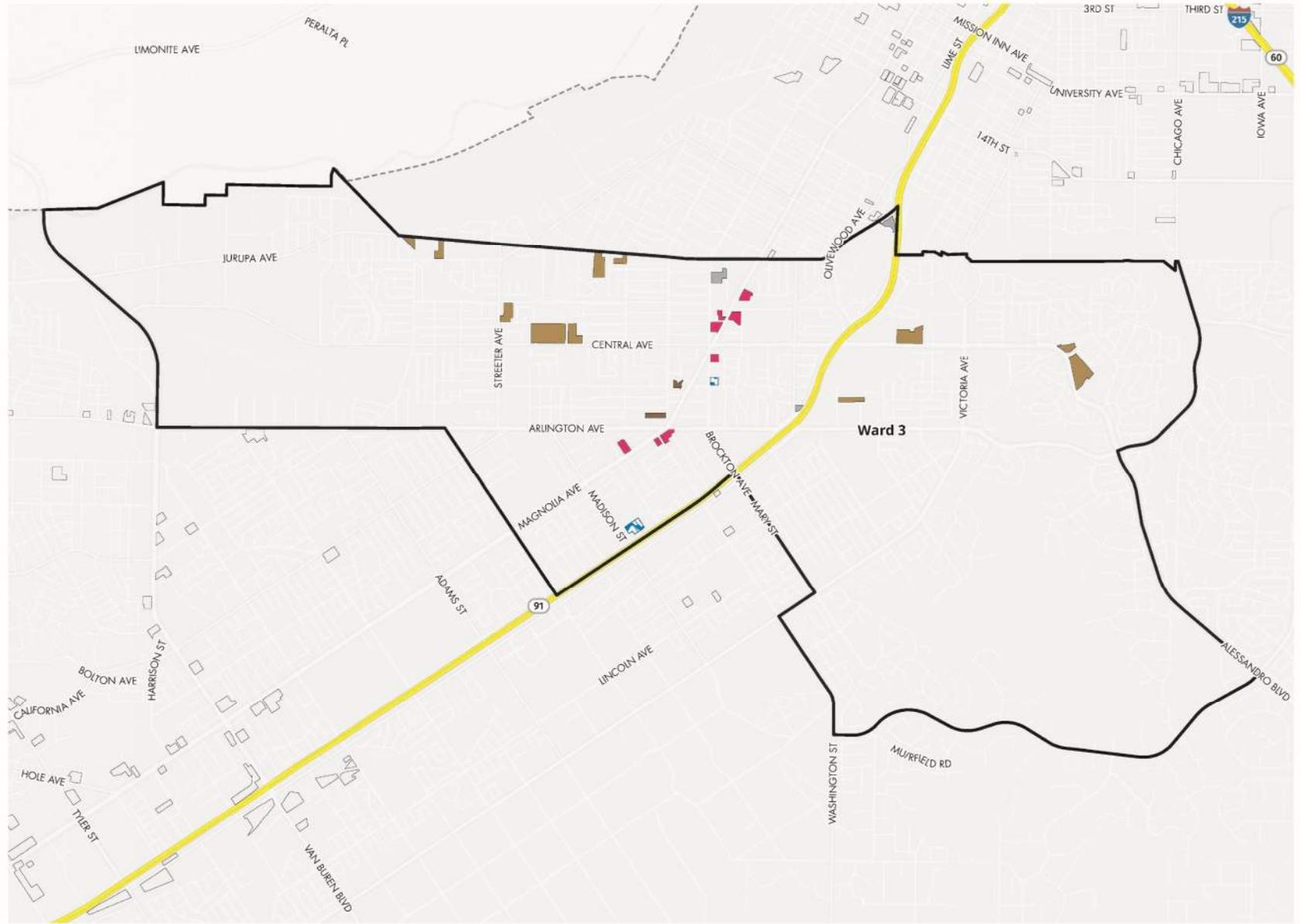
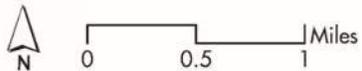
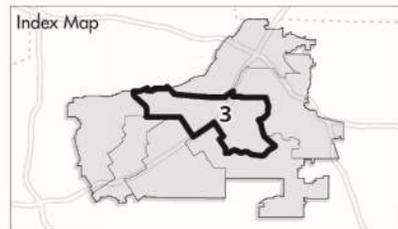


CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 3



- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
- HDR - High Density Residential
- VHDR - Very High Density Residential
- MU-U - Mixed-Use - Urban
- MU-V - Mixed-Use - Village
- No Proposed Change

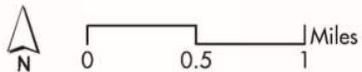
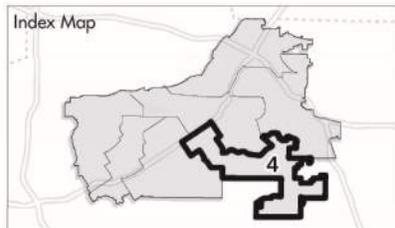
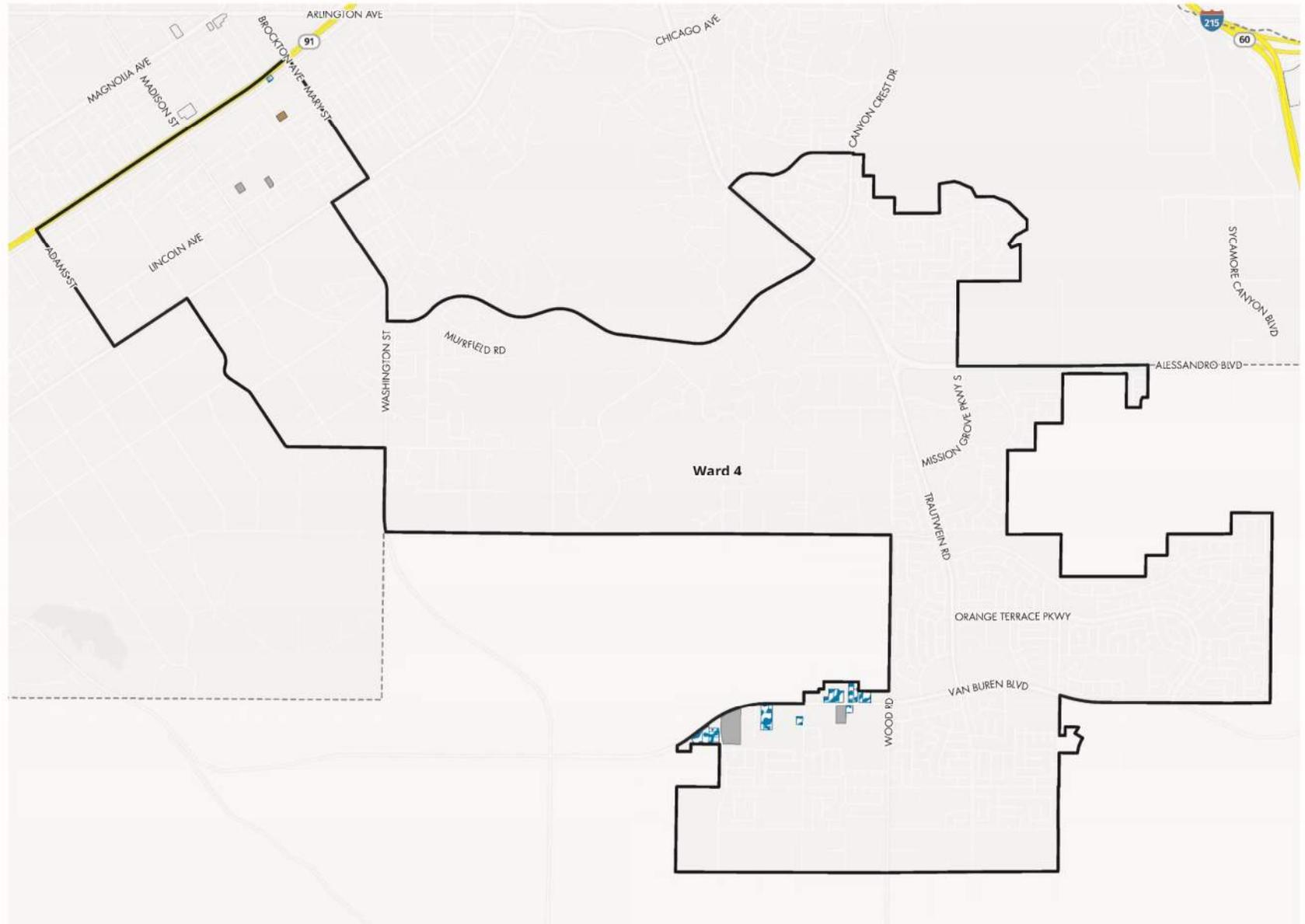




CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 4

- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
 - HDR - High Density Residential
 - MU-V - Mixed-Use - Village
 - No Proposed Change

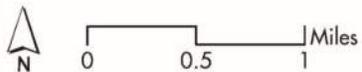
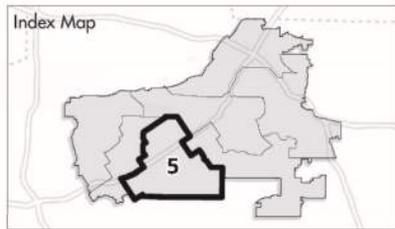
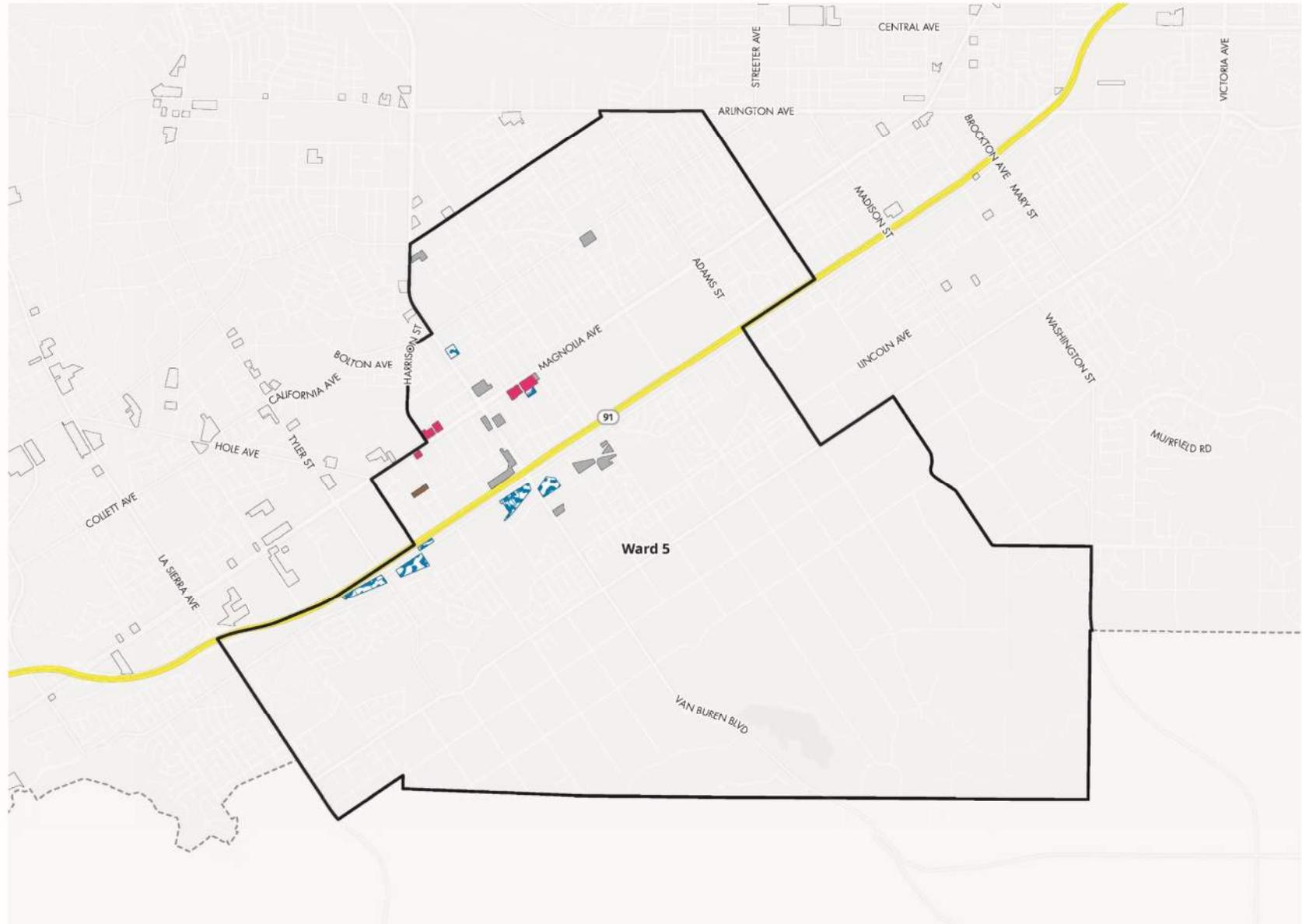




CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 5

- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
- VHDR - Very High Density Residential
- MU-U - Mixed-Use - Urban
- MU-V - Mixed-Use - Village
- No Proposed Change

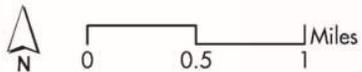
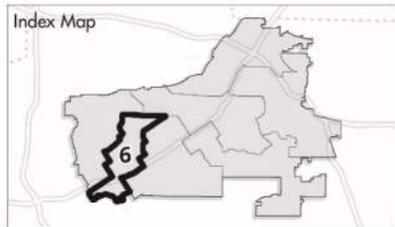




CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 6

- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
- HDR - High Density Residential
- VHDR - Very High Density Residential
- MU-U - Mixed-Use - Urban
- MU-V - Mixed-Use - Village
- No Proposed Change

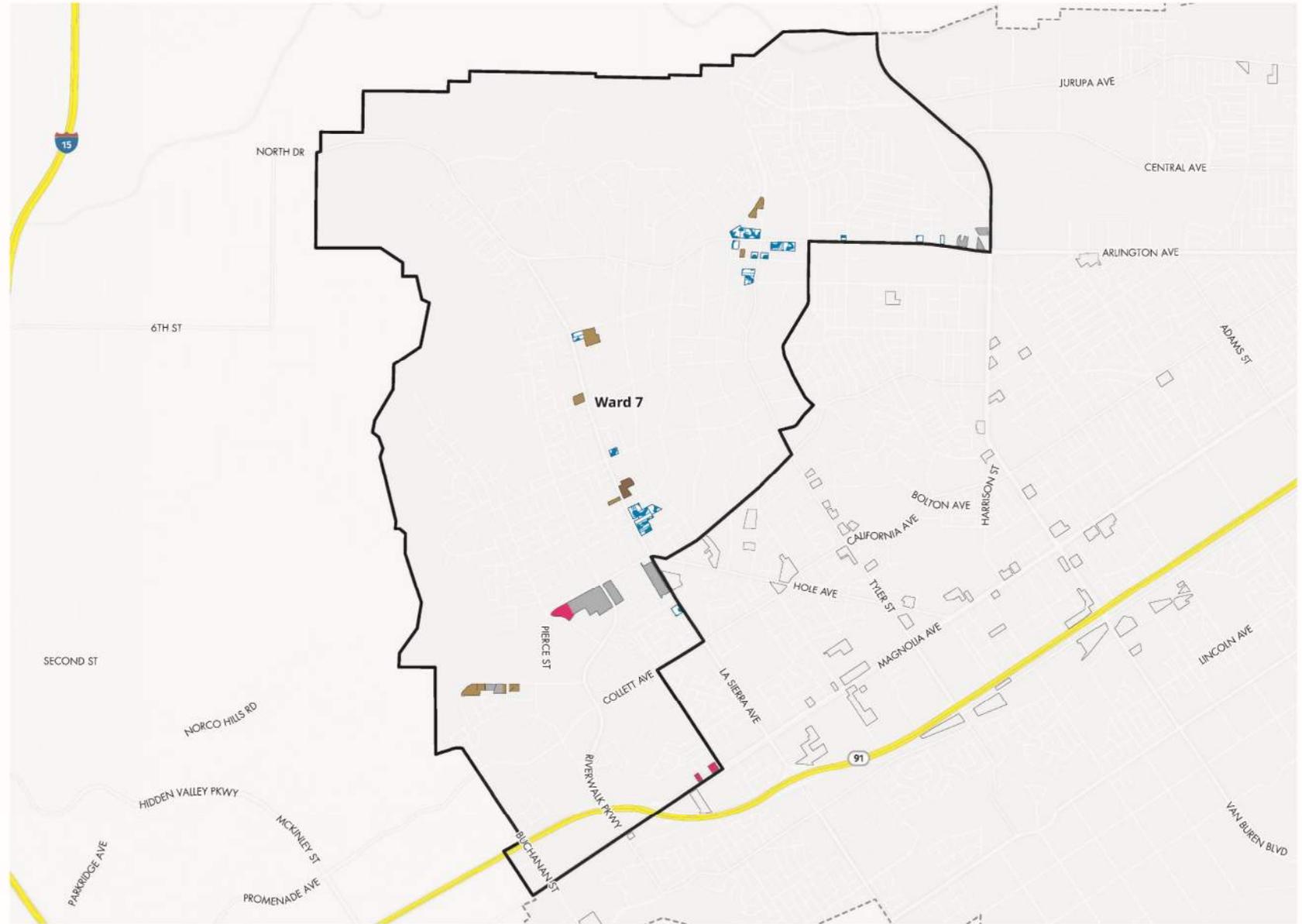
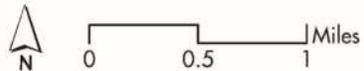
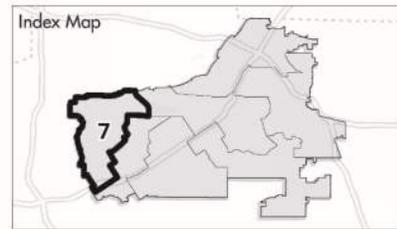




CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 7

- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
 - HDR - High Density Residential
 - VHDR - Very High Density Residential
 - MU-U - Mixed-Use - Urban
 - MU-V - Mixed-Use - Village
 - No Proposed Change



CITY OF RIVERSIDE

Zoning - Proposed - Ward 1



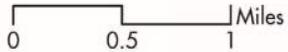
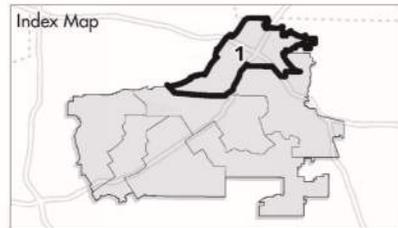
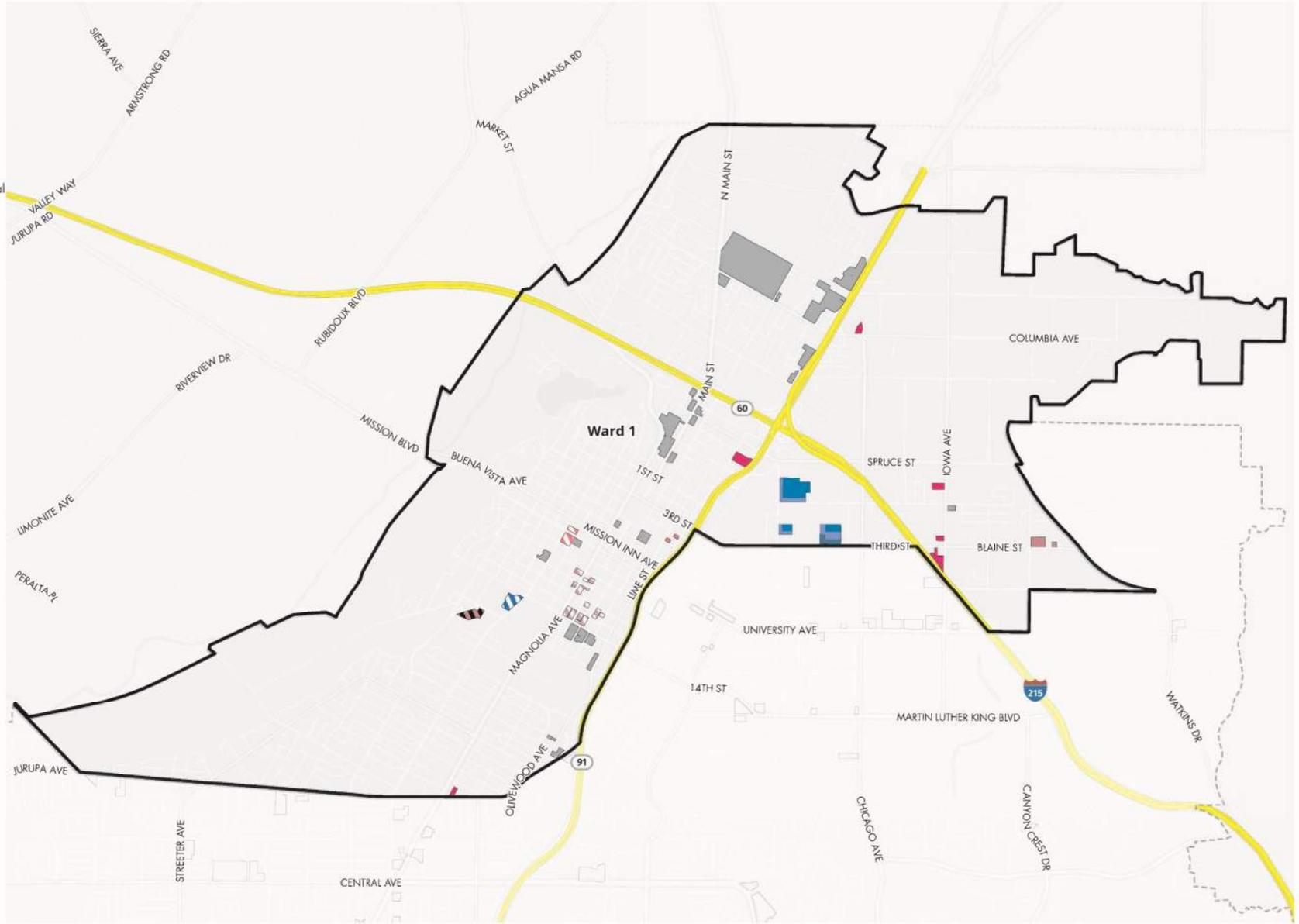
City of Riverside Boundary

Wards

Opportunity Sites

Proposed Zone Description

-  Downtown Specific Plan - Almond Street District
-  Downtown Specific Plan - Justice Center District/Residential
-  Downtown Specific Plan - Raincross District
-  Innovation District East Side Transition 60 DUA
-  Innovation District Employment Emphasis 100 DUA
-  Innovation District Residential Emphasis 150 DUA
-  Mixed Use - Urban
-  Mixed Use - Urban (Transit Area)
-  Mixed Use - Village
-  No Proposed Changes





CITY OF RIVERSIDE

Zoning - Proposed - Ward 2

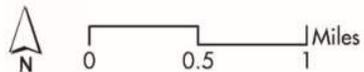
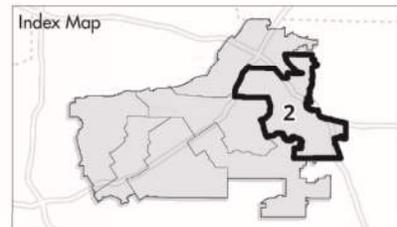
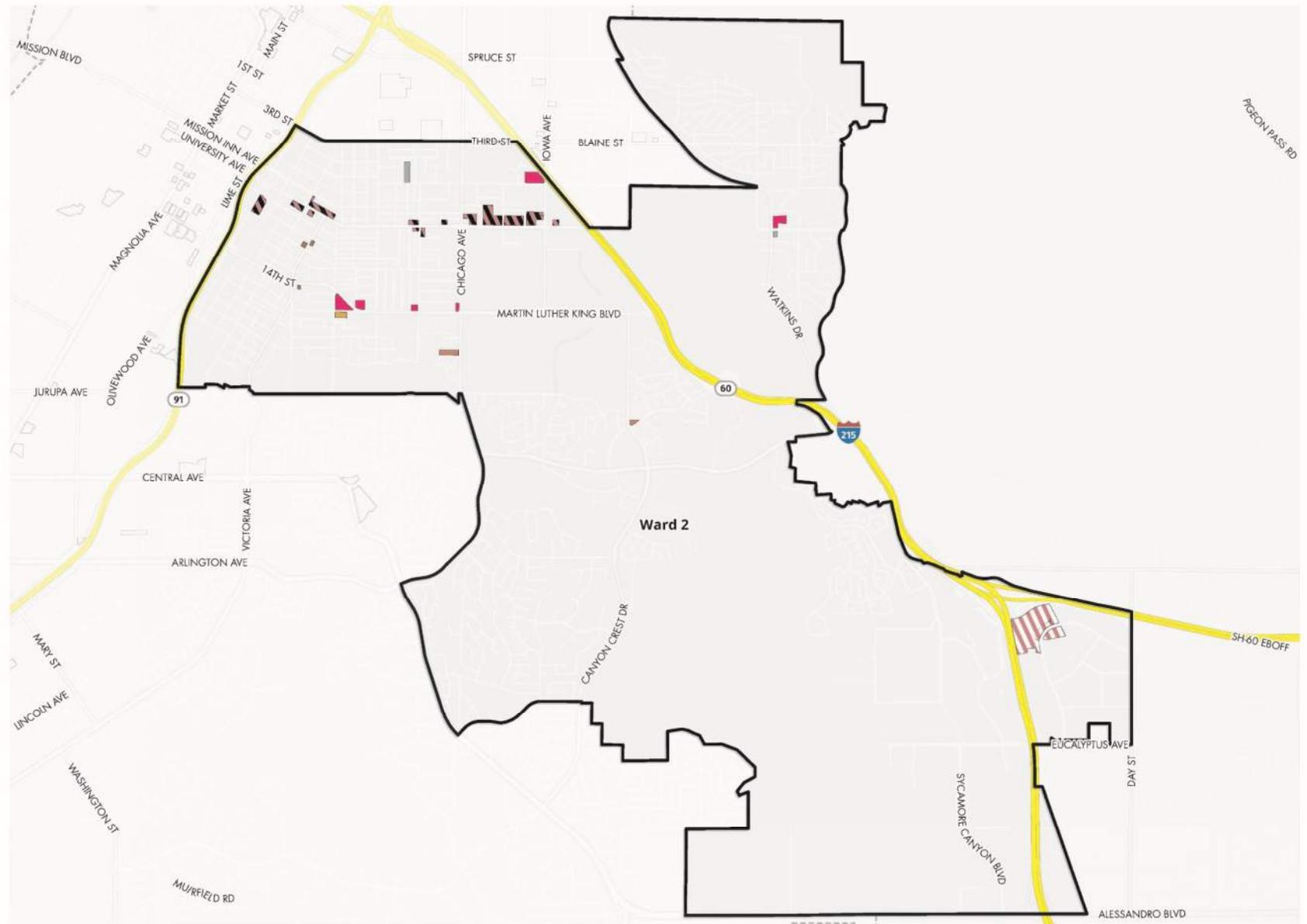
City of Riverside Boundary

Wards

Opportunity Sites

Proposed Zone Description

- Mixed Use - Urban (Transit Area)
- Mixed Use - Urban Overlay (TBD)
- Mixed Use - Village
- Multi-Family Residential - R-3-1500
- Multi-Family Residential - R-3-2500
- Multi-Family Residential - R-4
- No Proposed Changes

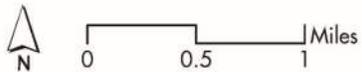
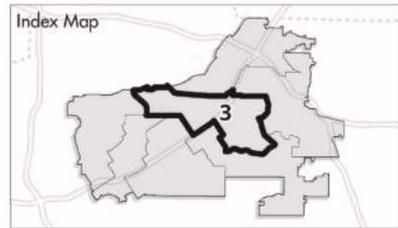
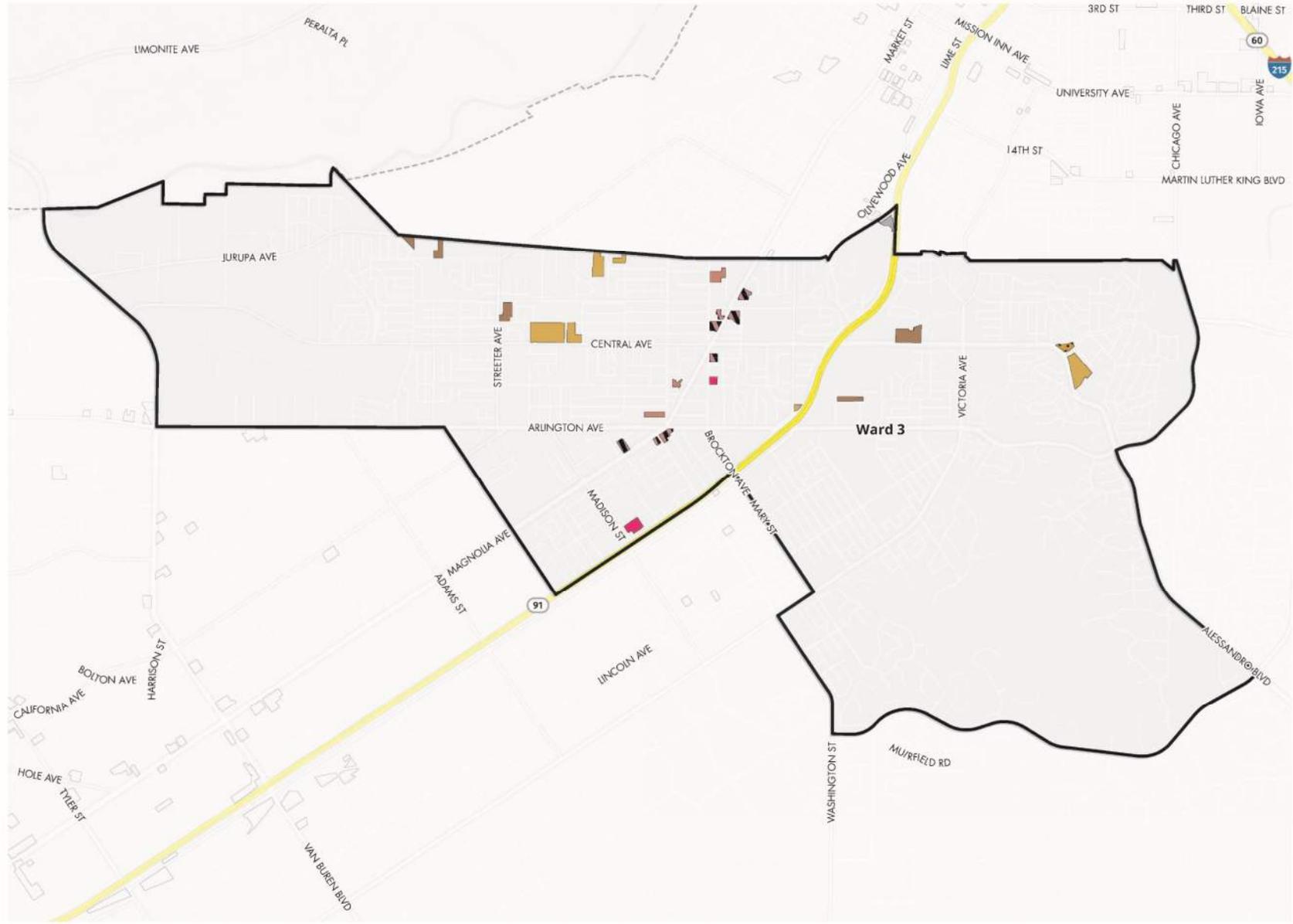




CITY OF RIVERSIDE

Zoning - Proposed - Ward 3

- City of Riverside Boundary
- Wards
- Opportunity Sites
- Proposed Zone Description**
- Mixed Use - Urban (Transit Area)
- Mixed Use - Village
- Multi-Family Residential - R-3-1500
- Multi-Family Residential - R-3-2000
- Multi-Family Residential - R-3-2500
- Multi-Family Residential - R-4
- No Proposed Changes

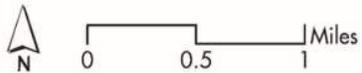
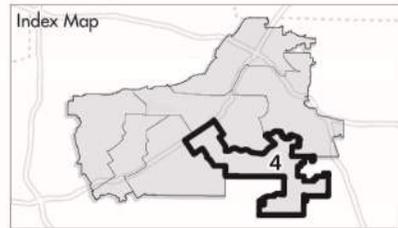
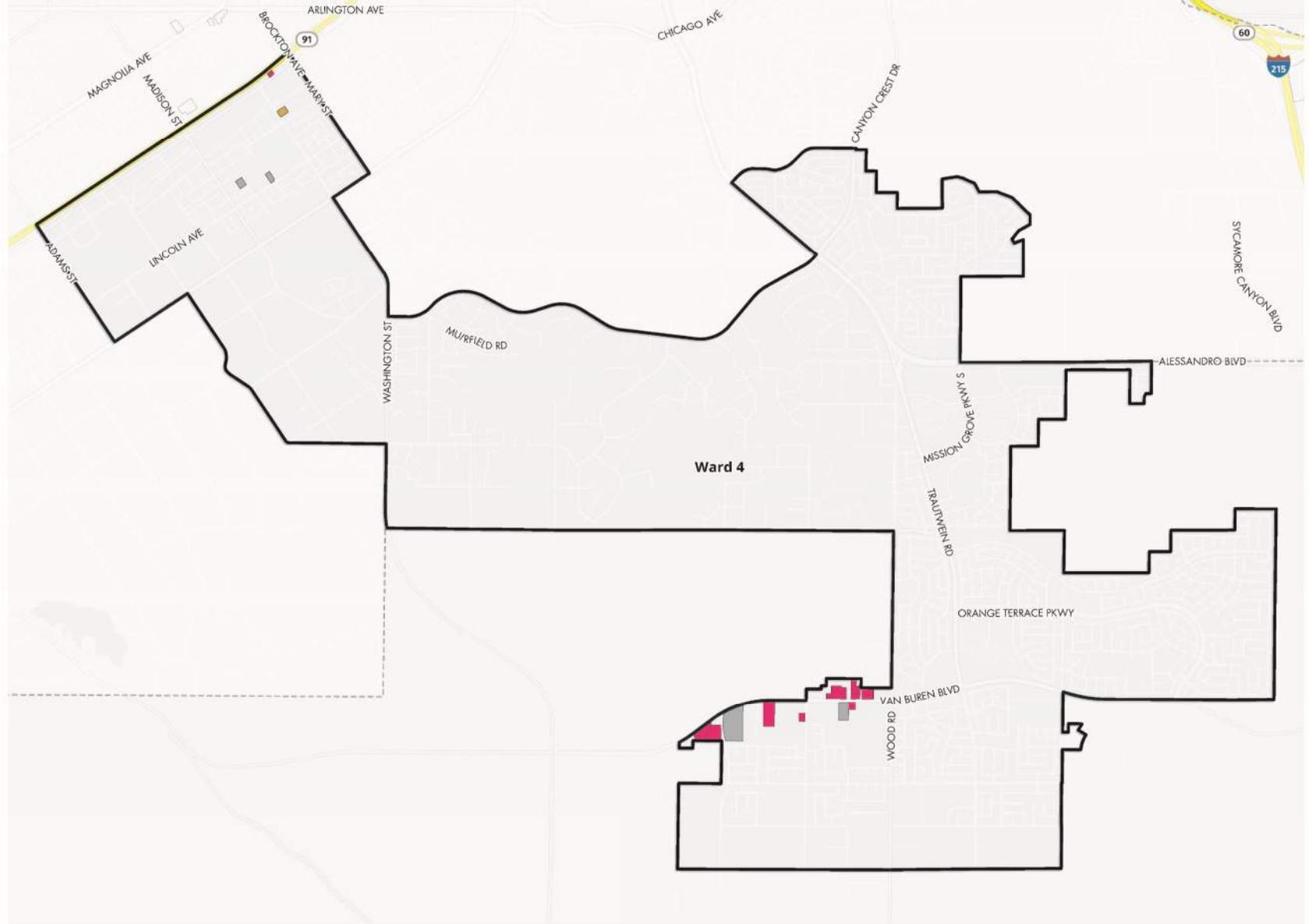


CITY OF RIVERSIDE

Zoning - Proposed - Ward 4



- City of Riverside Boundary
- Wards
- Opportunity Sites
- Proposed Zone Description**
- Mixed Use - Village
- Multi-Family Residential - R-3-2500
- No Proposed Changes



CITY OF RIVERSIDE

Zoning - Proposed - Ward 5



City of Riverside Boundary

Wards

Opportunity Sites

Proposed Zone Description

Mixed Use - Urban

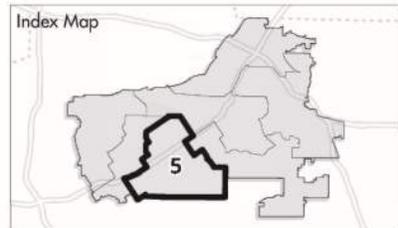
Mixed Use - Urban (Transit Area)

Mixed Use - Village

Mixed Use - Village (Transit Area)

Multi-Family Residential - R-4

No Proposed Changes



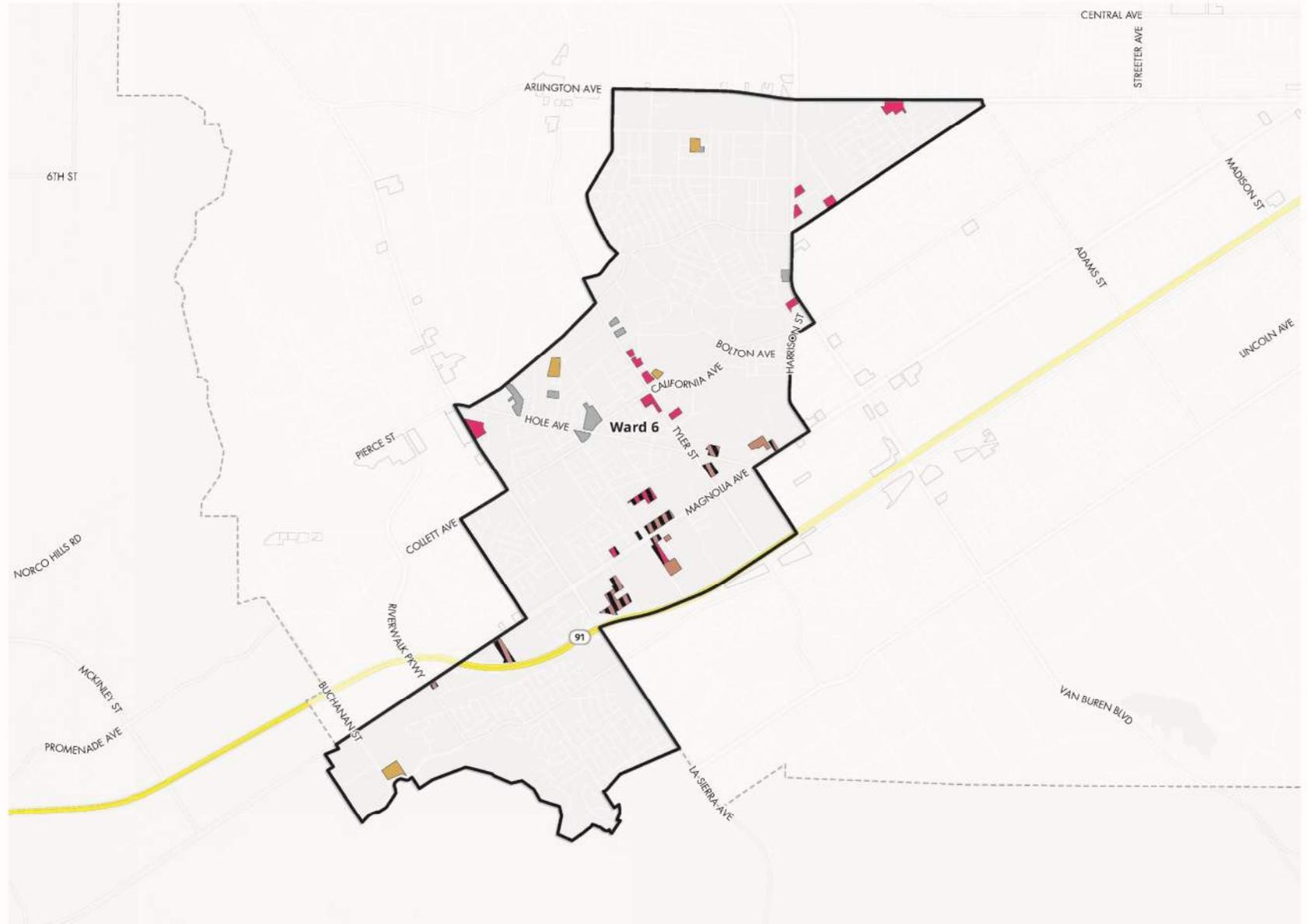
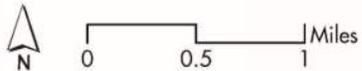
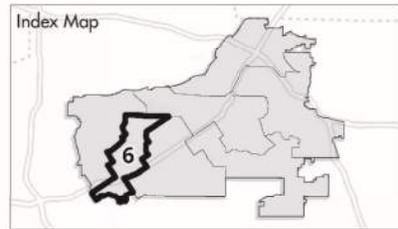
0 0.5 1 Miles

CITY OF RIVERSIDE

Zoning - Proposed - Ward 6



- City of Riverside Boundary
- Wards
- Opportunity Sites
- Proposed Zone Description**
 - Mixed Use - Urban (Transit Area)
 - Mixed Use - Village
 - Mixed Use - Village (Transit Area)
 - Multi-Family Residential - R-3-2500
 - Multi-Family Residential - R-4
 - No Proposed Changes





CITY OF RIVERSIDE

Zoning - Proposed - Ward 7

City of Riverside Boundary

Wards

Opportunity Sites

Proposed Zone Description

Mixed Use - Urban

Mixed Use - Urban (Transit Area)

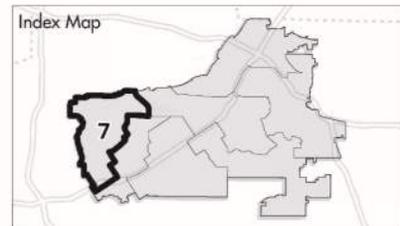
Mixed Use - Village

Multi-Family Residential - R-3-1500

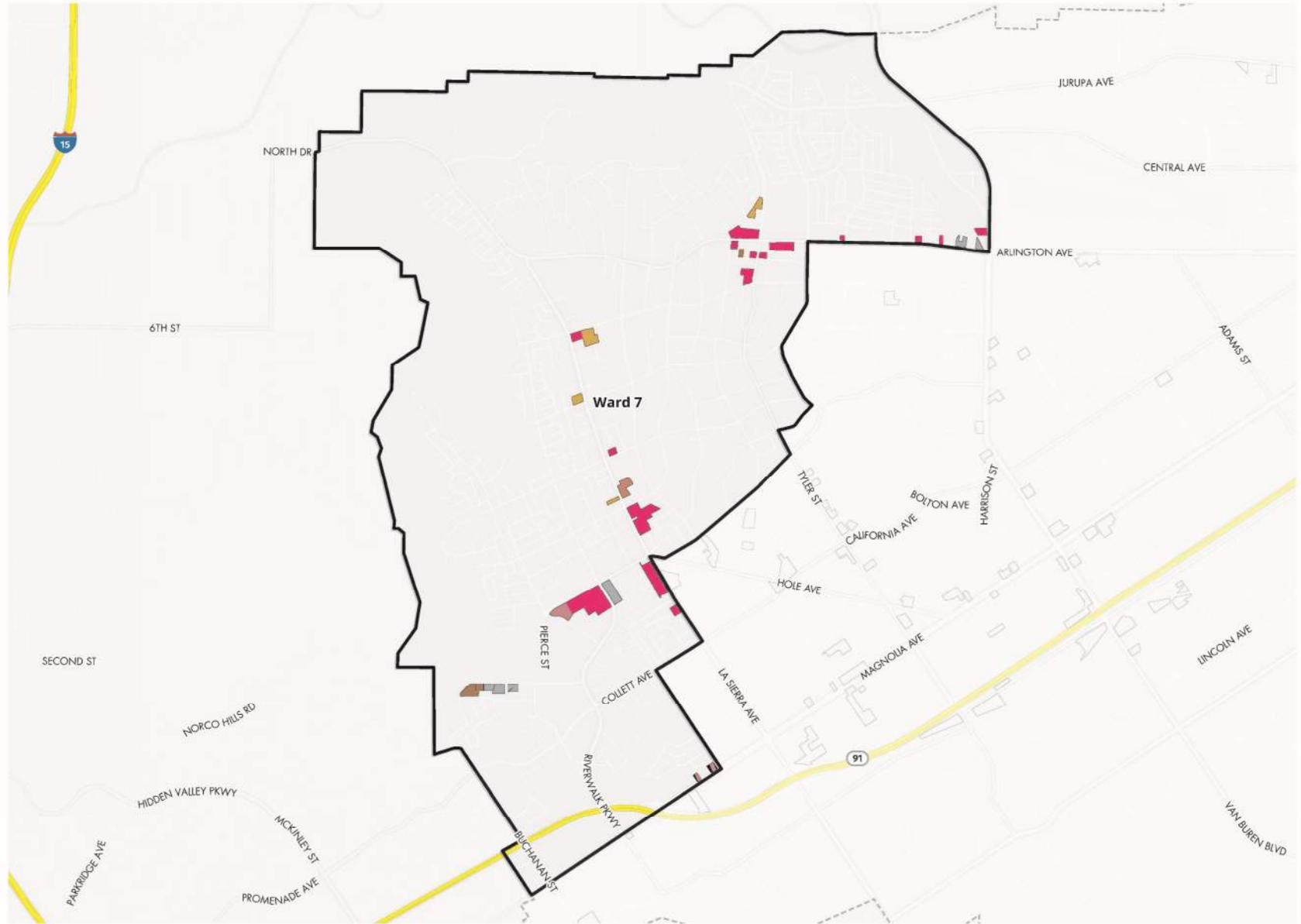
Multi-Family Residential - R-3-2500

Multi-Family Residential - R-4

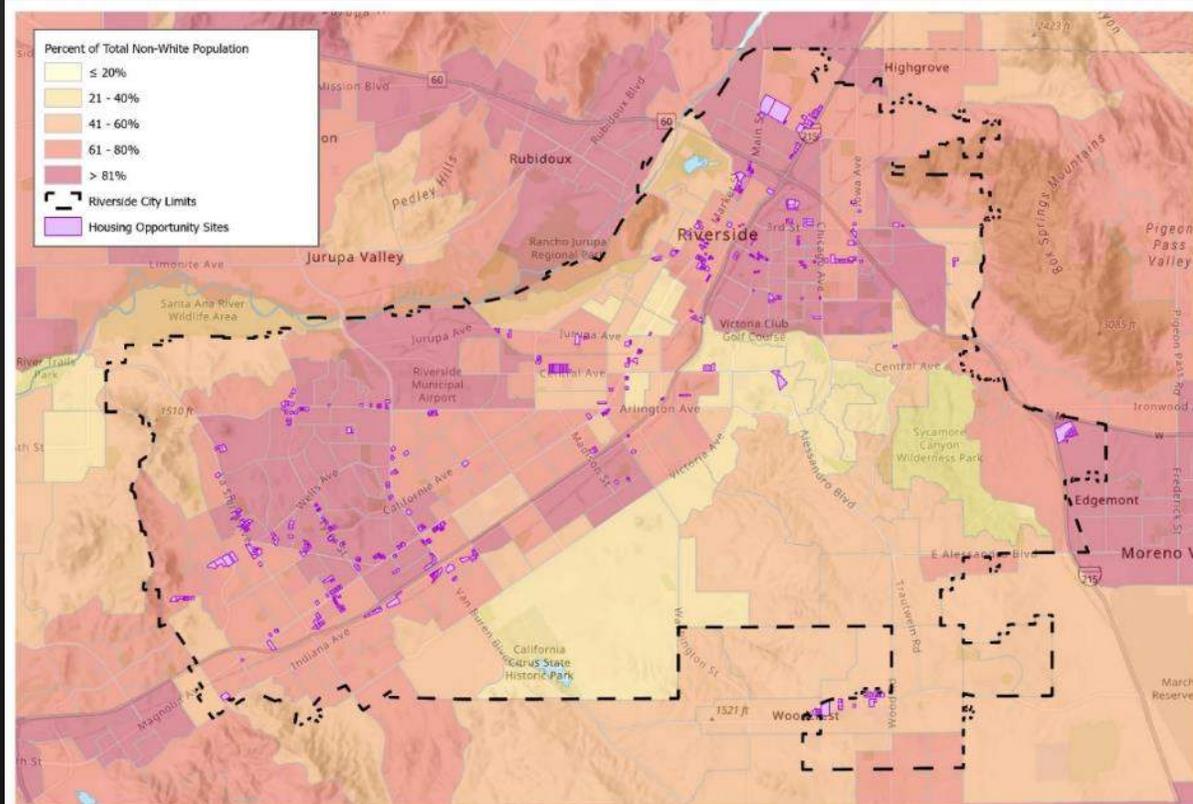
No Proposed Changes



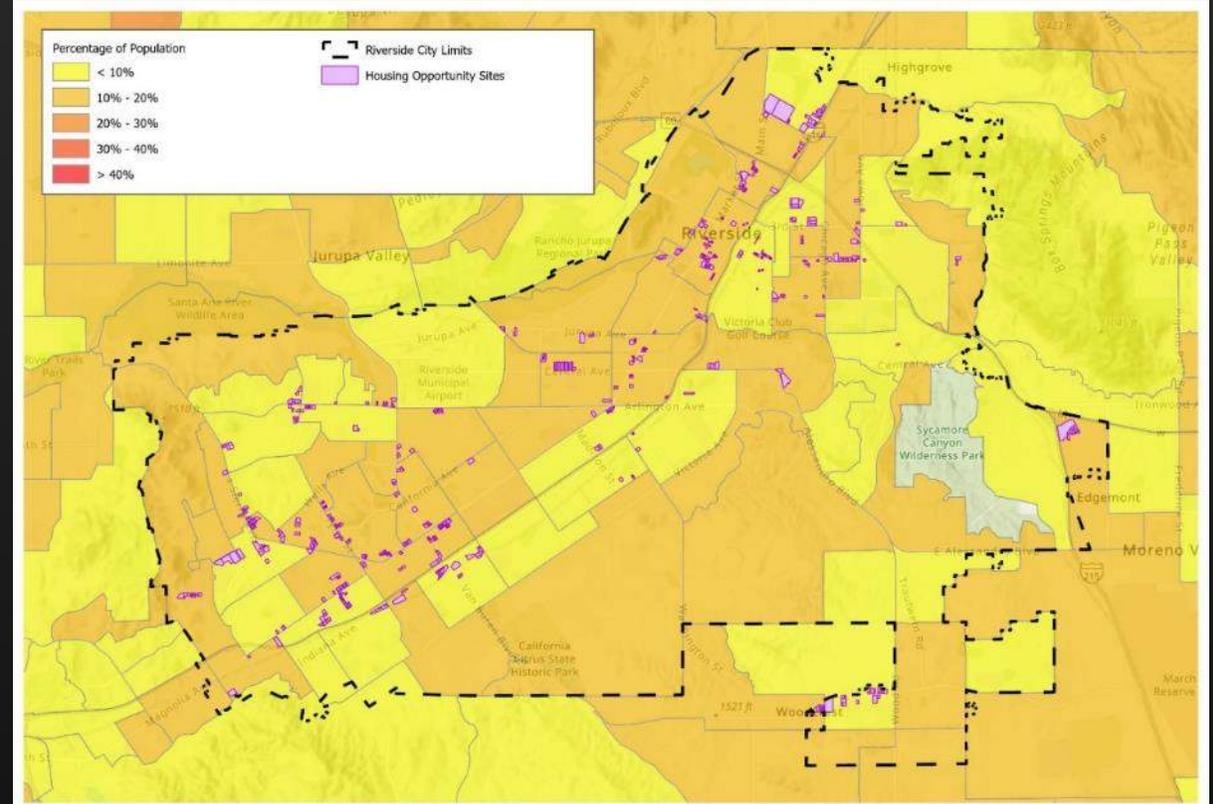
0 0.5 1 Miles



RIVERSIDE DATA



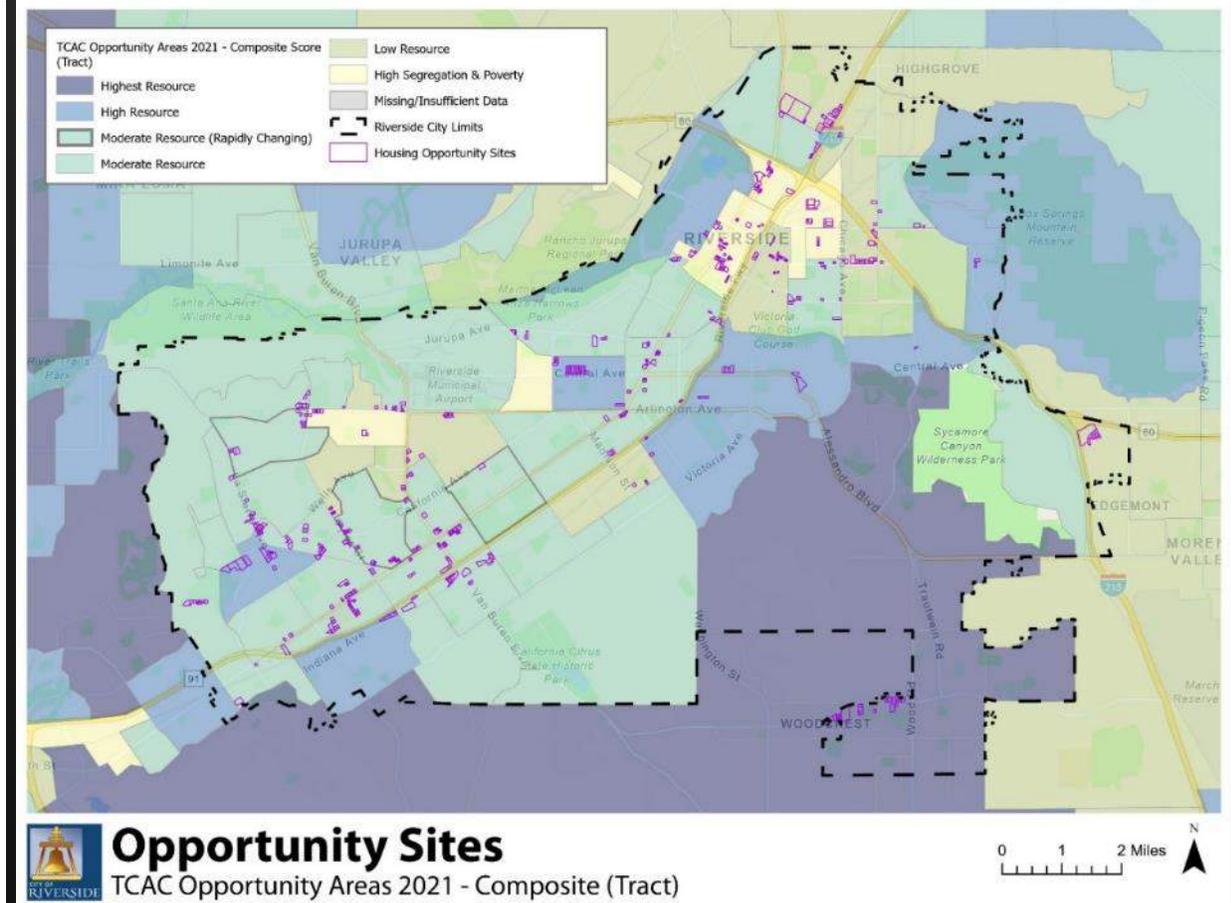
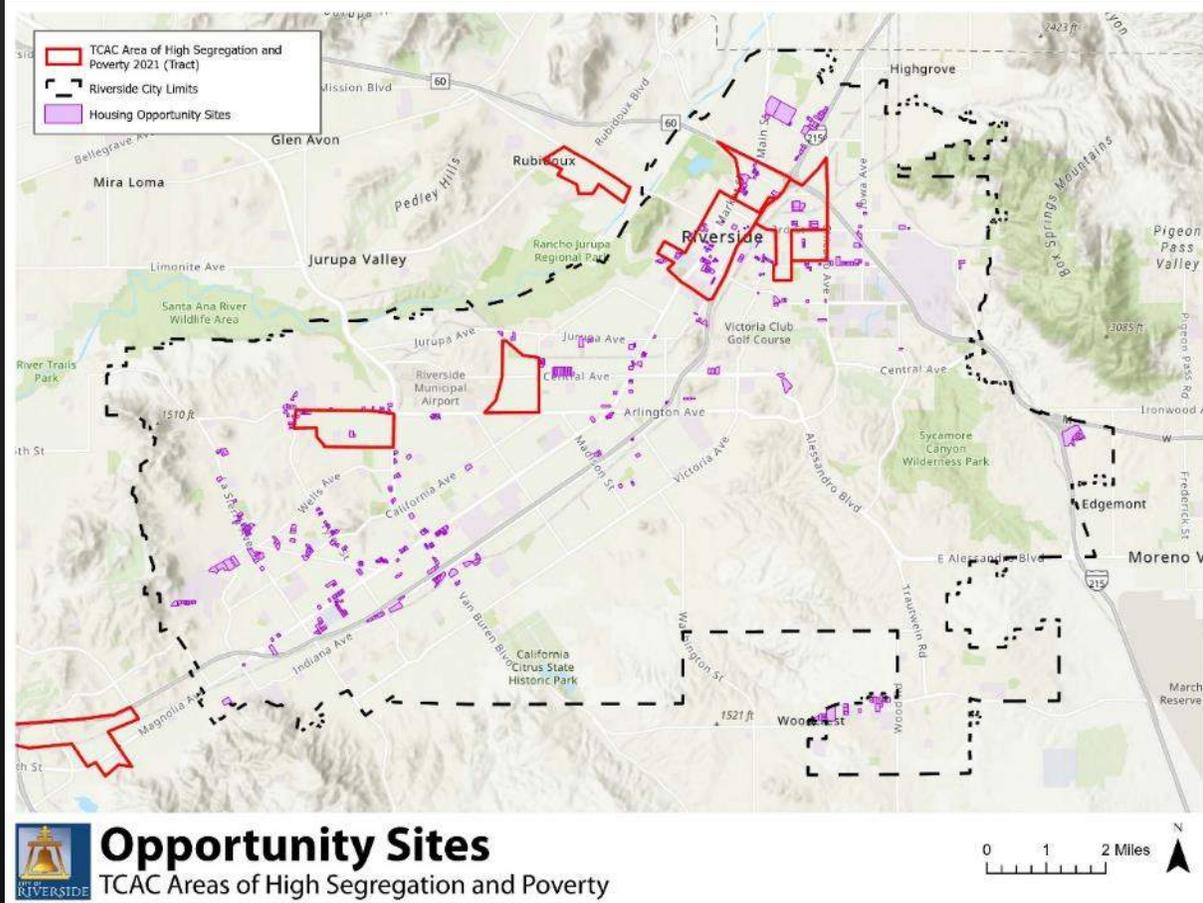
Opportunity Sites
Percentage of Population Non White



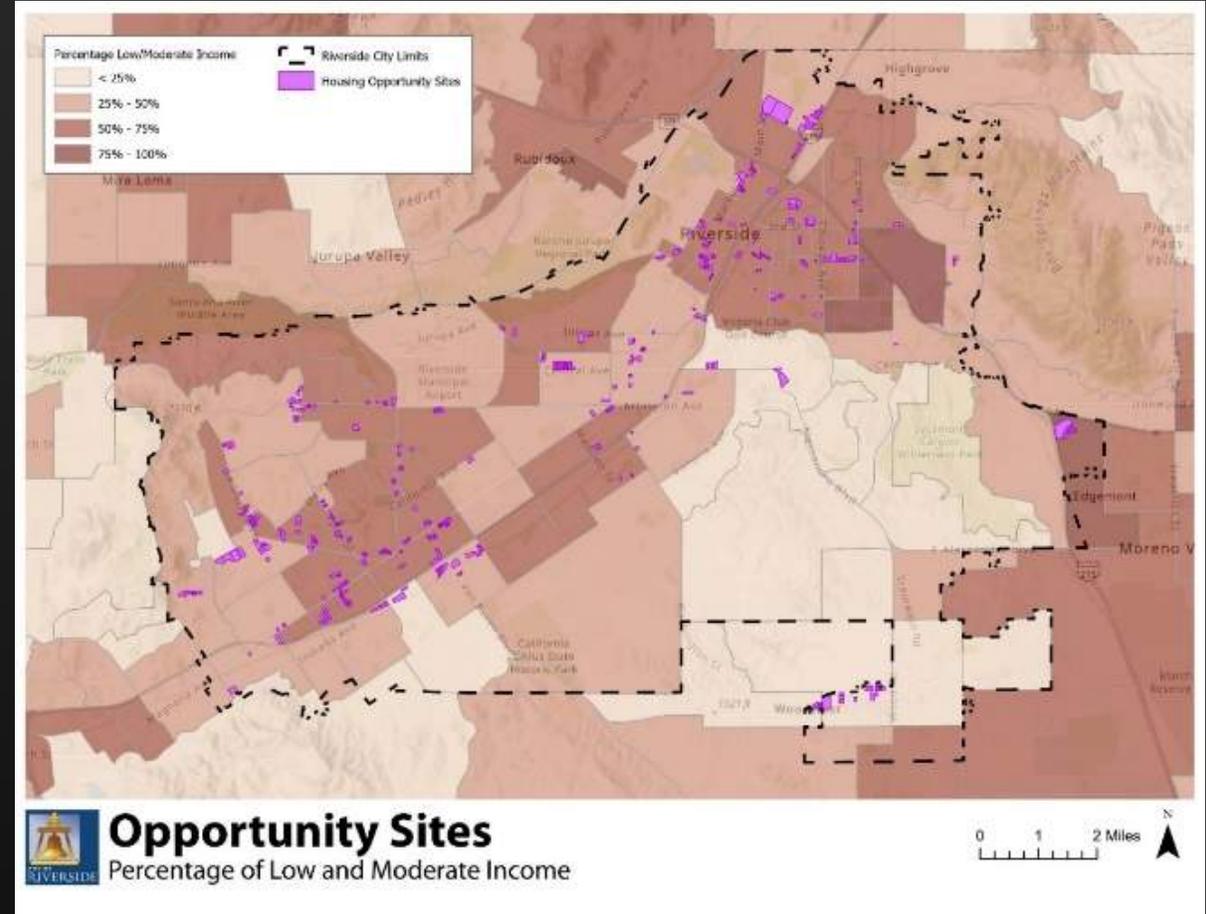
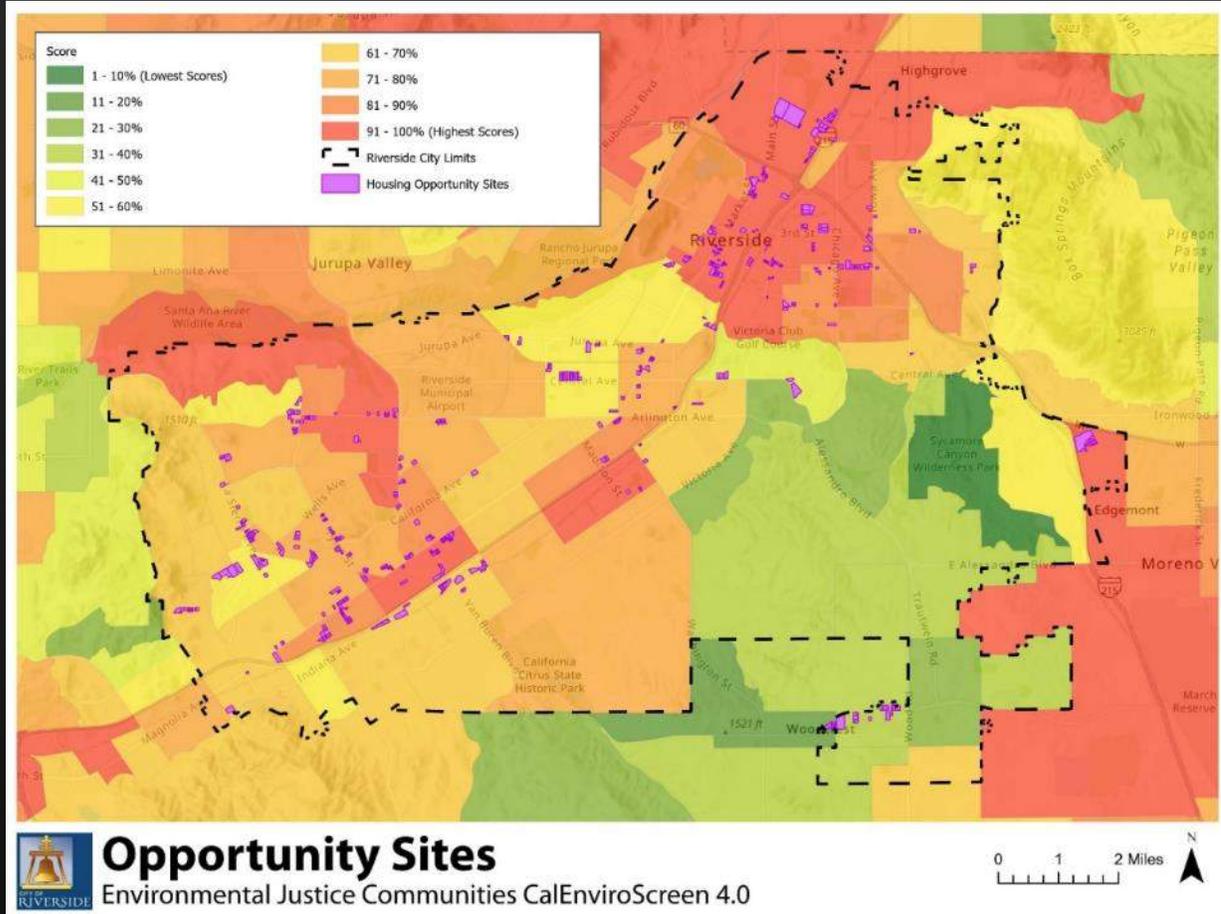
Opportunity Sites
Percentage of Population with Disabilities



RIVERSIDE DATA

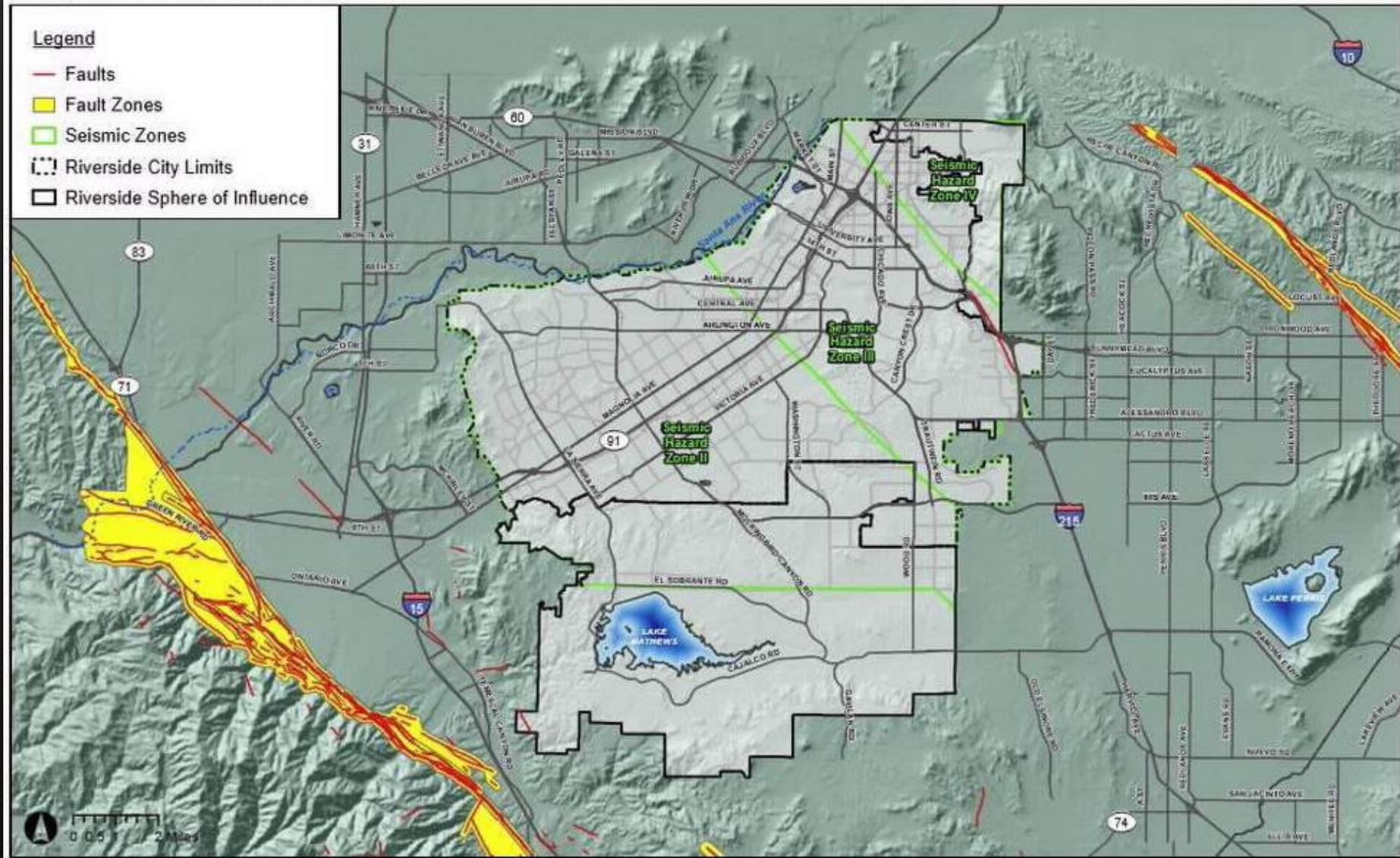


RIVERSIDE DATA



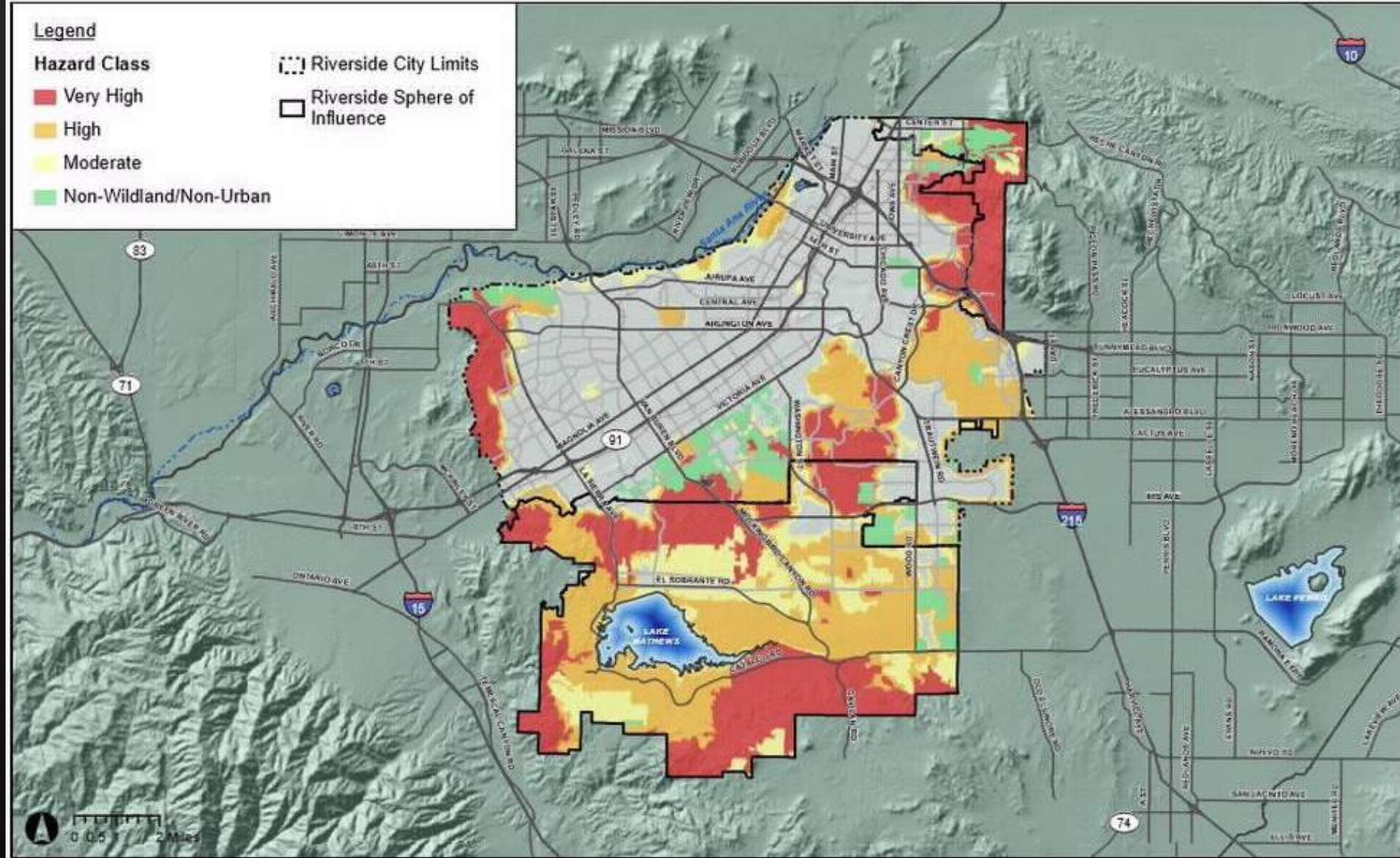
Regional Fault Zones

Figure PS-1
Regional Fault Zones



Fire Hazard Areas

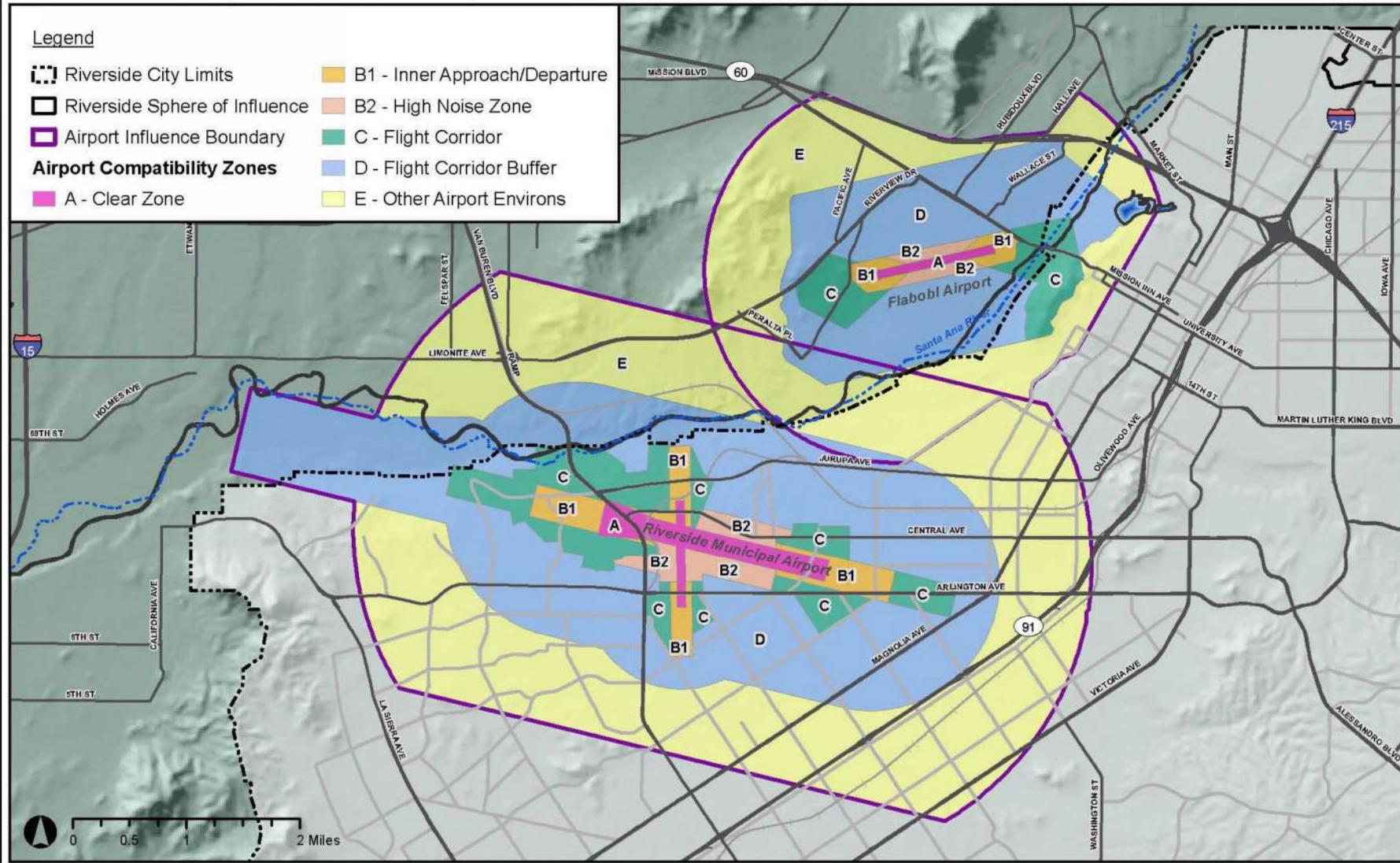
Figure PS-5
Fire Hazard Areas



Airport Land Use Zones Riverside

Figure PS-7A

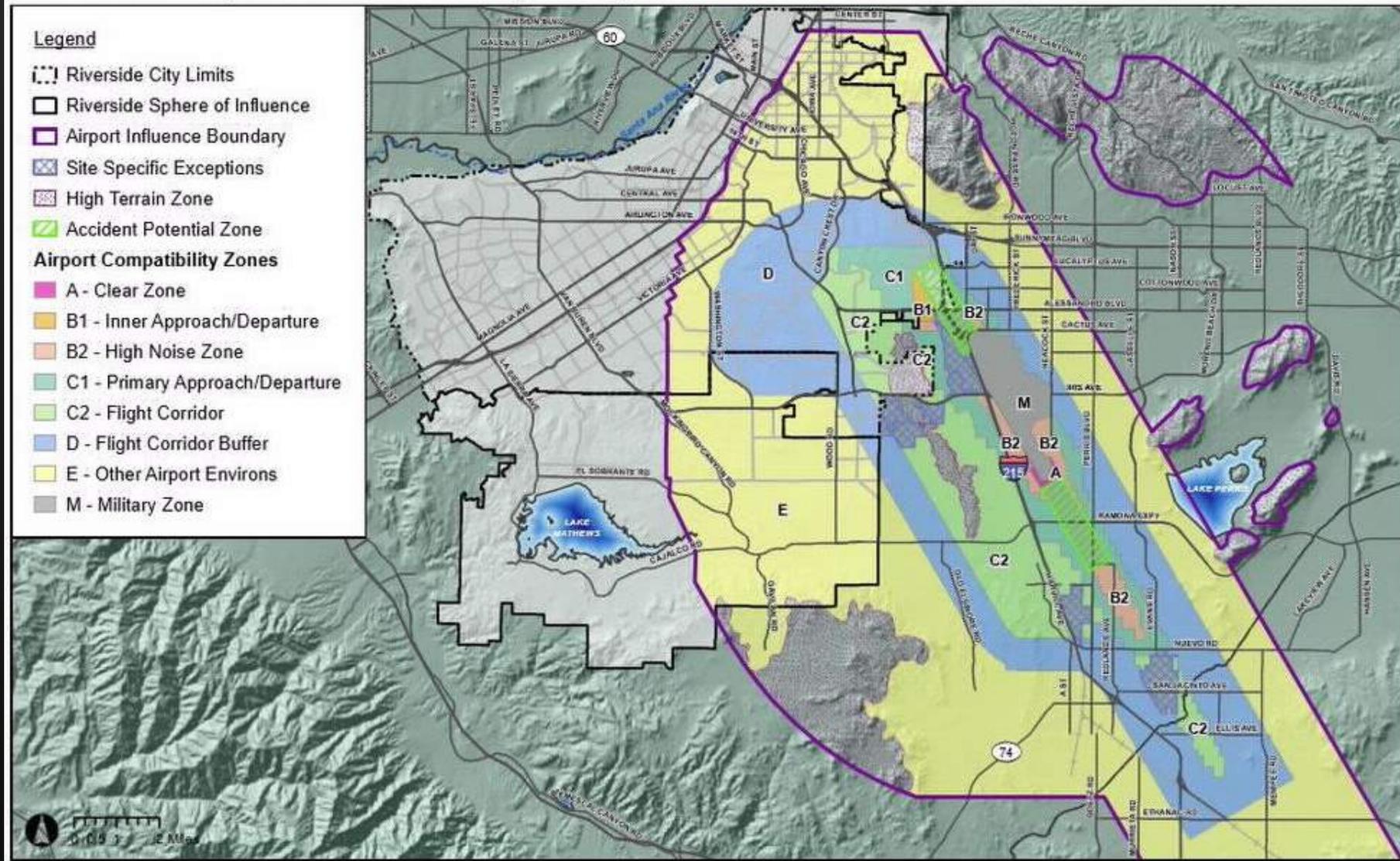
Riverside Municipal and Flabob Airport Land Use Compatibility Zones and Influence Areas



Airport Land Use Zones MARB

Figure PS-7B

MARB/MIP Airport Land Use Compatibility Zones and Influence Areas



PROJECT OBJECTIVES

- Plan for a maximum allowable development under the Project (31,564 units) to meet the City's minimum RHNA obligation (18,458 units with a 30 percent No Net Loss buffer for approximately 24,000 units) across all wards.
- Affirmatively further fair housing and identify potential environmental justice and social equity issues to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.
- Ensure affordable housing is added across the City and not concentrated in areas with lower access to amenities or near sources of pollution.
- Add a variety of housing opportunities that will make Riverside a more accessible and resilient community.
- Locate new housing in areas readily accessible to services, parks and other amenities, transit, jobs, and activity centers.
- Identify vacant or under-developed sites, meaning sites with substantial unused land or development potential.
- Limit or prevent housing development in areas with development constraints, such as agricultural and conservation lands, airport influence areas, and, to the extent feasible, fire and flood hazard zones.
- Address the public safety and public health needs and concerns of its residents, businesses, institutions, and visitors, and set forth a proactive and coordinated program of protection for all foreseeable natural and human-caused hazards.
- Reduce the potential adverse impacts of housing near incompatible land uses, along major corridors, or near similar uses.

Slide 71

KM2

I would use slice 23 - the shortened summary version - remove this slide - or put as a backup...

Kopaskie-Brown, Mary, 07/23/2021

KEY CEQA QUESTIONS AND ANSWERS

- What is an Environmental Impact Report?
- When is an Environmental Impact Report required?
- What is a Program EIR?
- Why is this document so long?
- What is an impact threshold?
- How do you decide whether an impact is “significant”?
- What is a mitigation measure? How does it relate to future projects?
- What happens when an impact is significant, but can’t be lessened?
- What are alternatives? How are they evaluated?

We'd Like Your Comments

- Verbal comments during today's workshop
- Submit comment letters by mail or email to:

Matthew Taylor, Senior Planner

City of Riverside Community & Economic Development
Department, Planning Division

3900 Main Street, 3rd Floor

Riverside, CA 92522

Email: mtaylor@riversideca.gov

- Comment Period Closes September 2, 2021
- Visit the Project website and join the mailing list:
 - www.riversideca.gov/HousingUpdate

Planning / Riverside Housing and Public Safety Updates and Environmental Justice Policies

Build Riverside
Forms
City Plans -
Zoning Code And Regulations
Development Projects And CEQA Documents
Historic Preservation - Agendas & Schedules
Boards & Commissions Archives
Contact
EPlan Review
Public Permit Portal
Riverside Housing & Public Safety Element And Environmental Justice Approach

Riverside Housing and Public Safety Updates and Environmental Justice Policies

Welcome to the City of Riverside's Housing, Public Safety Updates and Environmental Justice Policies project site. Here you will find the latest project news, information on upcoming community events and resources to track the progress of the update of the Housing Element, Public Safety Element and Environmental Justice Policies of the City's General Plan 2025.



Available Now!

Notice of Preparation of an Environmental Impact Report and Environmental Initial Study

A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) has been published for the Update, along with an Initial Study (IS) describing the environmental issues that will be examined in greater detail in the forthcoming EIR. We want to hear from you about what you think the EIR should address – see below for information on how to submit your written comments, or for information about a public Scoping Meeting that you can attend to hear more about the EIR process and share your thoughts on the environmental review for the Update.

[NOTICE OF PREPARATION](#) [INITIAL STUDY](#)

We are accepting written public comments on the NOP and IS until 5:00 p.m. Wednesday, May 5, 2021

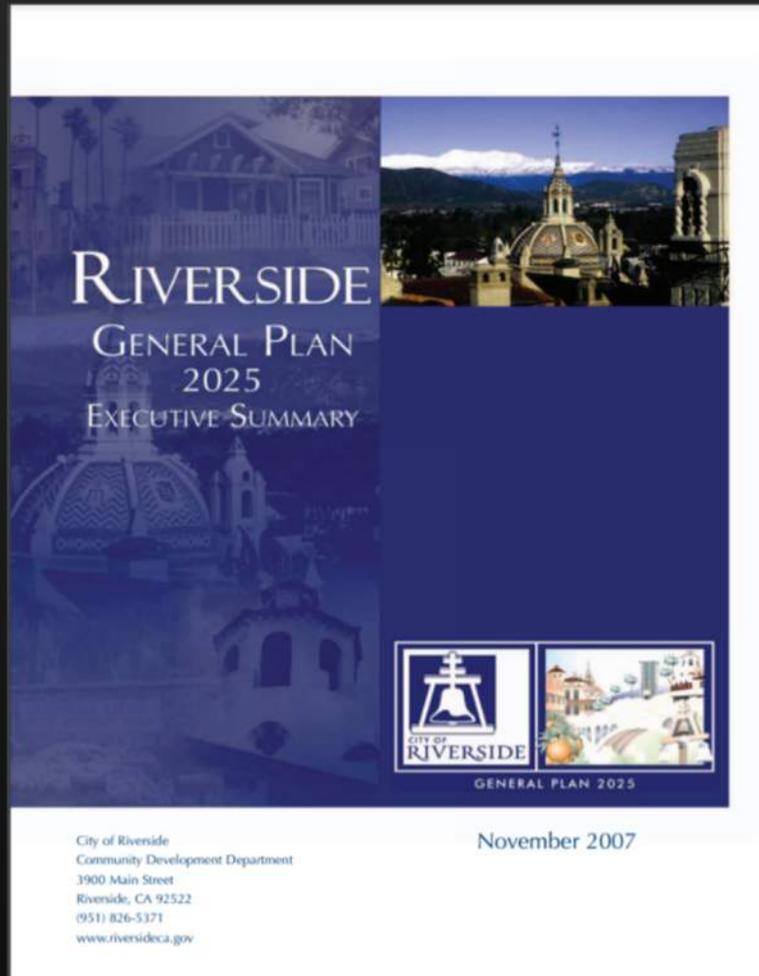
Submit your comments in writing to:

Project Next Steps

- Take comments heard today during the workshop.
- Accept written comments through September 2, 2021.
- Respond to written comments and complete the Final EIR for the Project.
- Finalize drafts of the Housing Element, Public Safety Element, and Environmental Justice Policies.
- Formal public hearings before the Planning Commission and City Council for consideration and adoption.



Relationship to General Plan



1. Every city in California must create a General Plan that acts as a roadmap for the future growth of the City.
2. General Plans must address key topic areas, called Elements, that cover things like housing, land use, transportation, services, and infrastructure.
3. Each element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.
4. Environmental Justice policies are now required to be included in General Plans.