



# Phase 1 General Plan Update

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

**Workshop – Draft Environmental Impact Report**

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**Community & Economic Development Department**

Planning Commission

Agenda Item: 5

August 5, 2021

# WORKSHOP OBJECTIVES



Provide a summary of the CEQA process and describe purpose of the workshop



Summarize the proposed Project and its potential impacts



Request feedback regarding the content of the Draft EIR and outline next steps in the CEQA process

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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

# REGIONAL HOUSING NEEDS ASSESSMENT



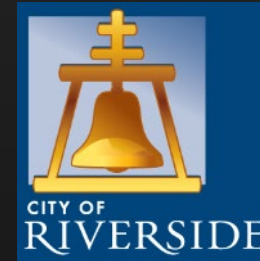
Population, household growth  
Census, ACS, DOF Data  
Production vs. need in previous cycles

**3.4 million** units in 6<sup>th</sup> Cycle



Local General Plans  
Local planning  
factors/constraints  
Regional transportation plans

**1.3 million** units



**18,458**

Final 6<sup>th</sup>-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]



Very Low  
(<50% AMI)

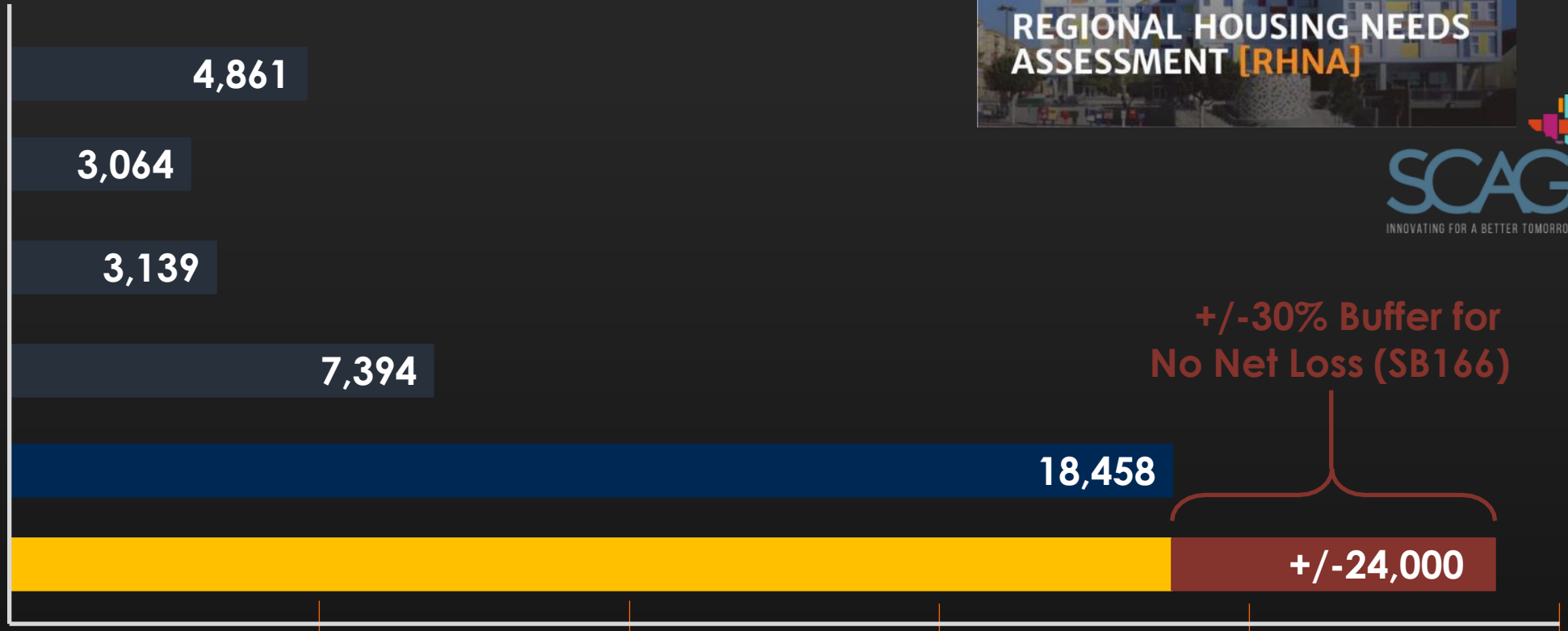
Low  
(50-80% AMI)

Moderate  
(80-120% AMI)

Above Moderate  
(>120% AMI)

Total – 6<sup>th</sup> Cycle

TOTAL



“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.”

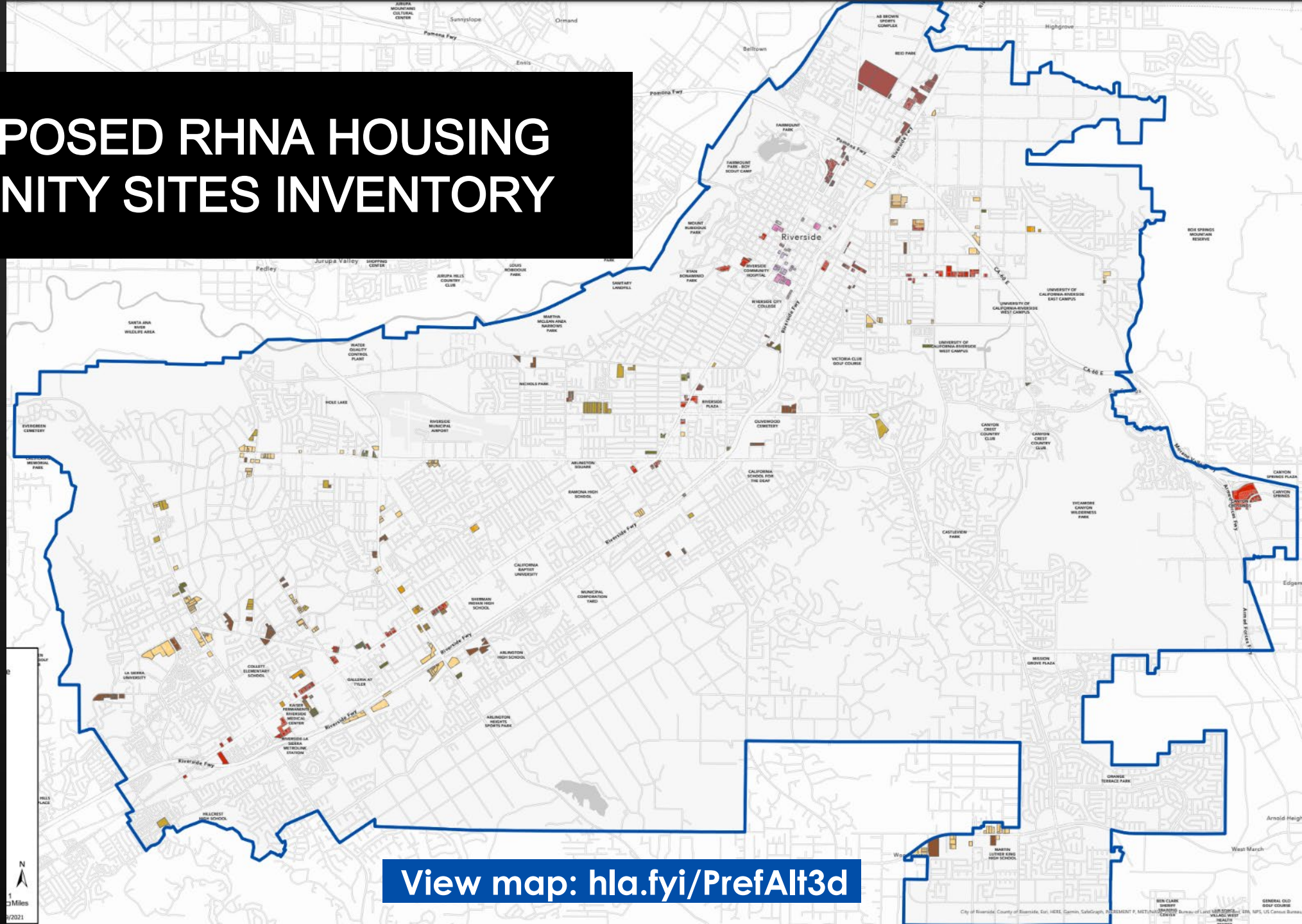

*HCD, October 2019*



# PROPOSED RHNA HOUSING OPPORTUNITY SITES INVENTORY

## Proposed Zoning

	DSP-JC-R	<b>Downtown Specific Plan – 60-140 du/ac</b>
	DSP-NC	
	DSP-RC	
	ID-EE	<b>Innovation District – 60-150 du/ac</b>
	ID-EST	
	ID-RE	
	MU-U	<b>Mixed-Use Zones – 30-60 du/ac</b>
	MU-U-OL	
	MU-U-TA	
	MU-V	
	MU-V-TA	
	NSP-FMU	<b>Northside Specific Plan – 8-45 du/ac</b>
	NSP-MDR	
	NSP-MHDR	
	NSP-MU-N	
	NSP-NVC	
	R-3-1500	<b>Multifamily Zones – 17-40 du/ac</b>
	R-3-2000	
	R-3-2500	
	R-4	



View map: [hla.fyi/PrefAlt3d](http://hla.fyi/PrefAlt3d)

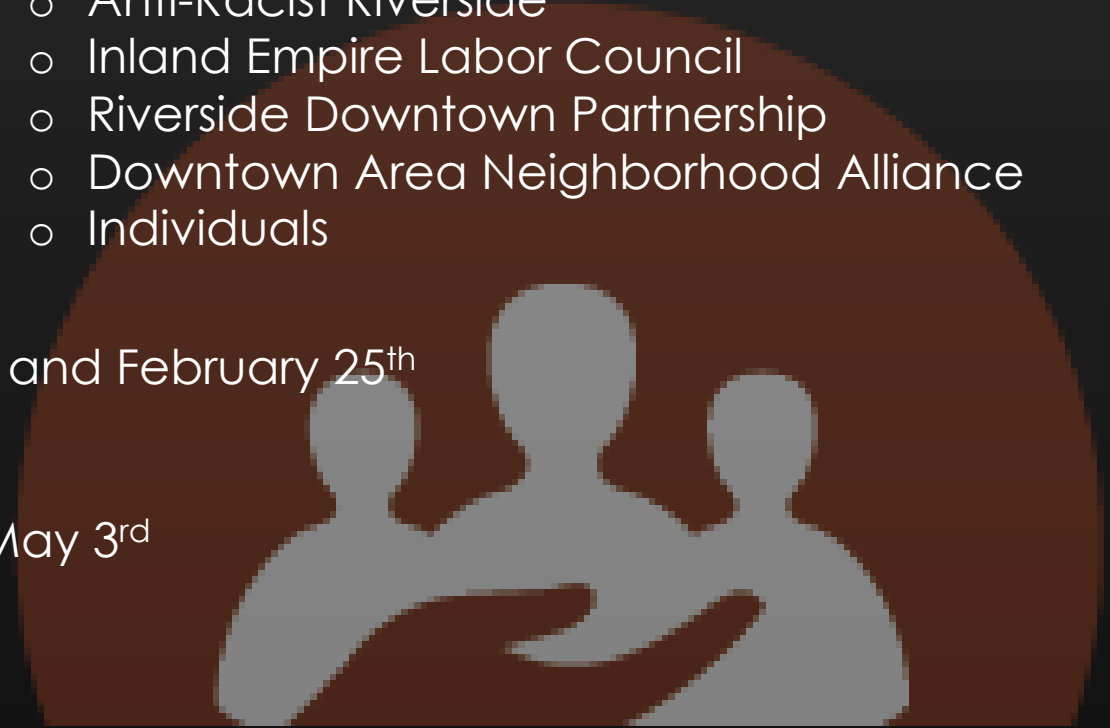
# PUBLIC ENGAGEMENT ACTIVITIES

## Stakeholder Outreach

- 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 7<sup>th</sup>, 27<sup>th</sup> and February 25<sup>th</sup>
- Planning Commission Workshop – March 18<sup>th</sup>
- CEQA Scoping Meeting – April 22<sup>nd</sup>
- Council Housing & Homelessness Committee – May 3<sup>rd</sup>
- Virtual Policy Workshops – June 10<sup>th</sup> and 17<sup>th</sup>
- Ward-Based open houses – June and July
- Regular Email blasts – 50,000+ recipients
- City Channels – Social media, official announcements, electronic billboards, RiversideTV
- Interactive tools – Map.Social, ESRI StoryMap, Surveys
- Letter to Property Owners





# PROJECT OVERVIEW and TIMELINE



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**PART 2: AFFIRMATIVELY  
FURTHERING FAIR HOUSING**

# 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

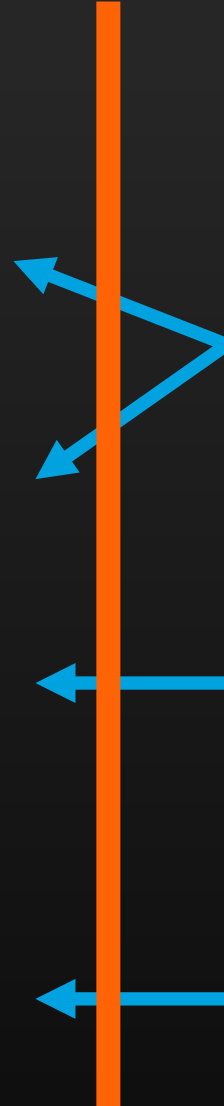
Higher rate of housing issues among one protected class compared to others in the same area:  
*Cost burden*  
*Overcrowding*  
*Risk of displacement*

## FACTORS

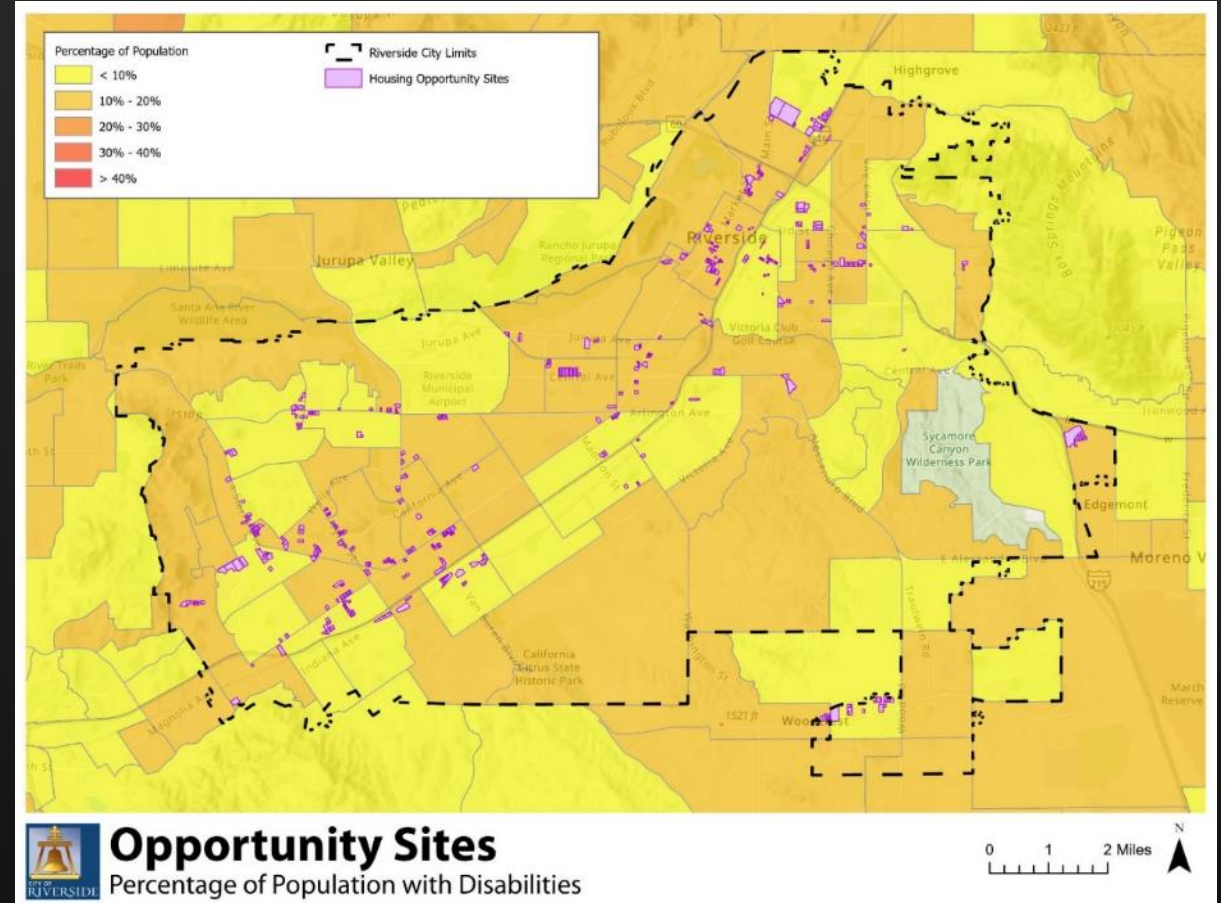
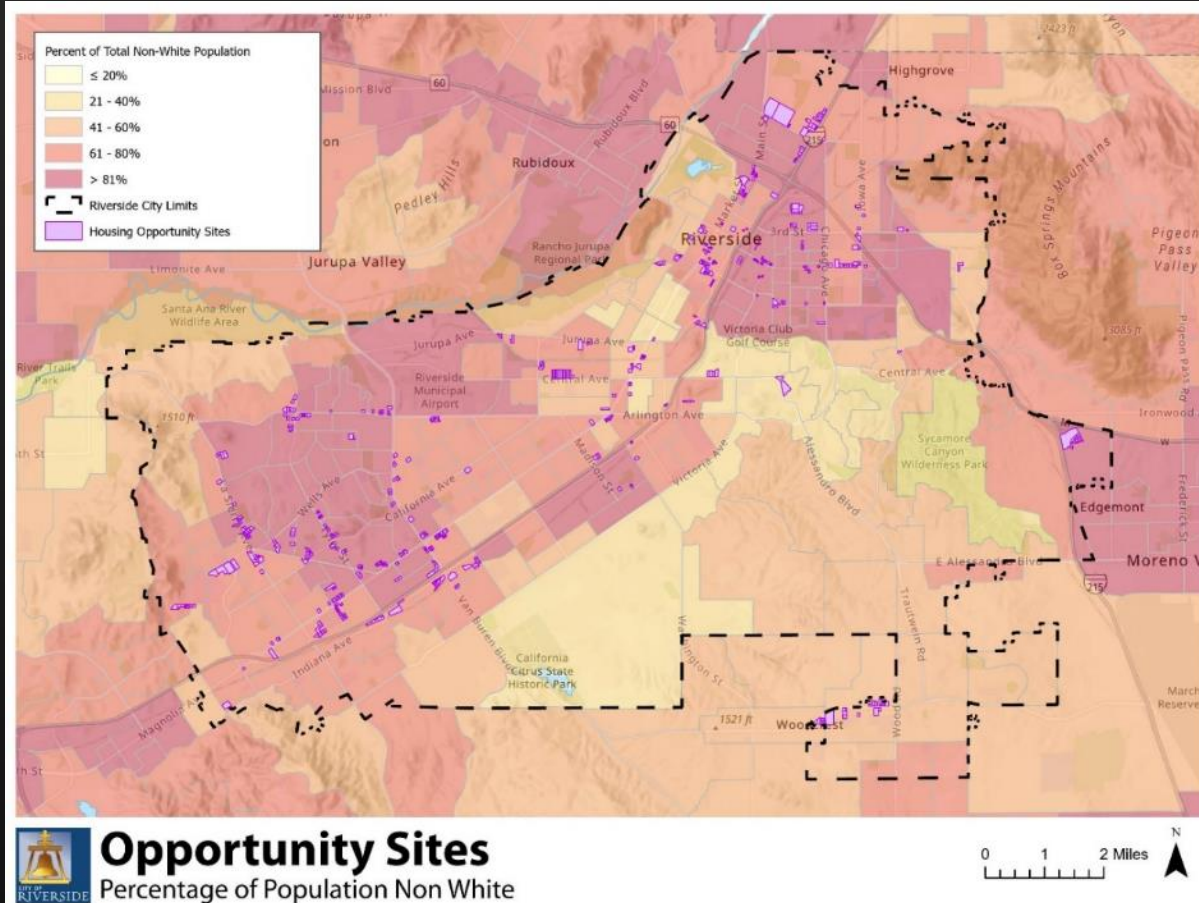
Historic, current patterns of segregation  
Discrimination  
Housing cost/affordability  
Limited social mobility  
Poor quality of resources (schools, infrastructure, etc)  
Community opposition

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

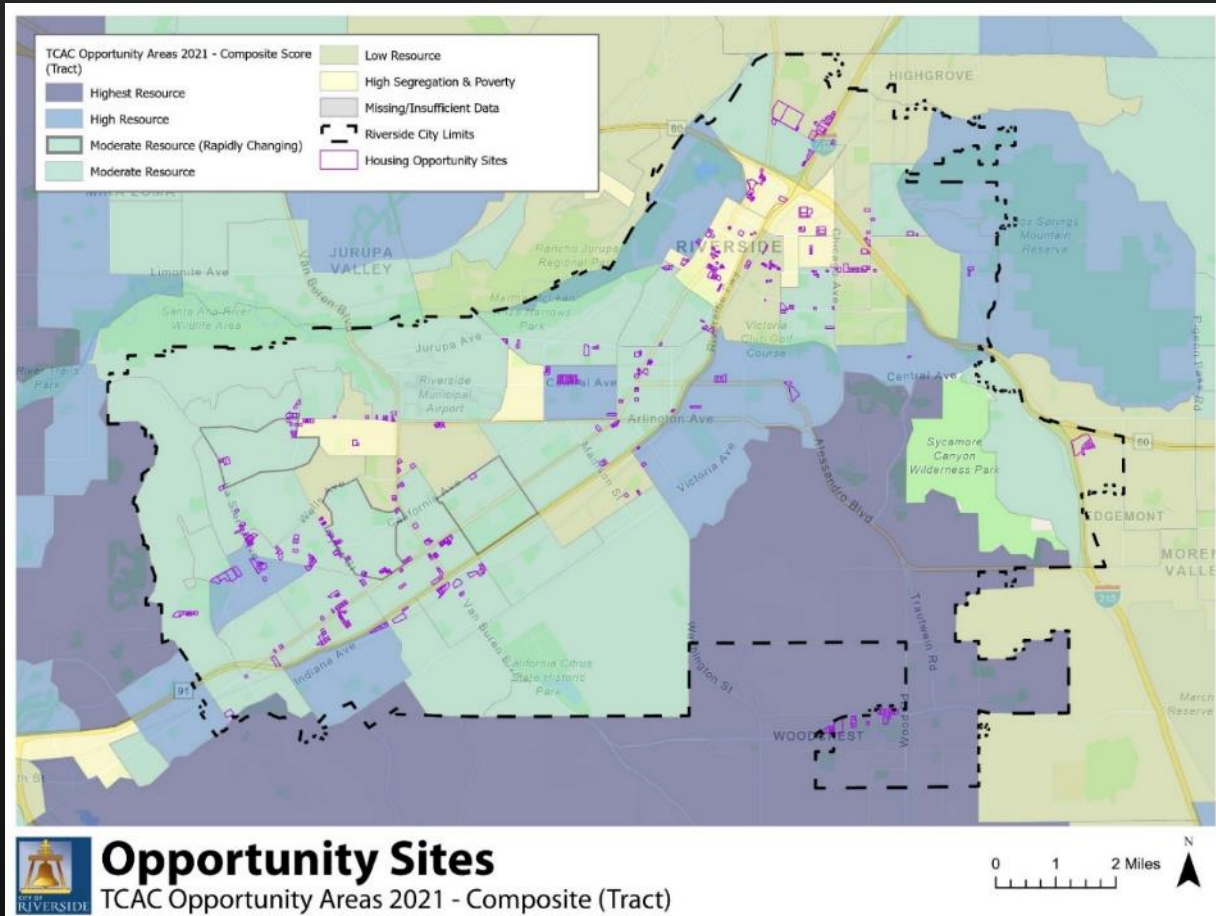
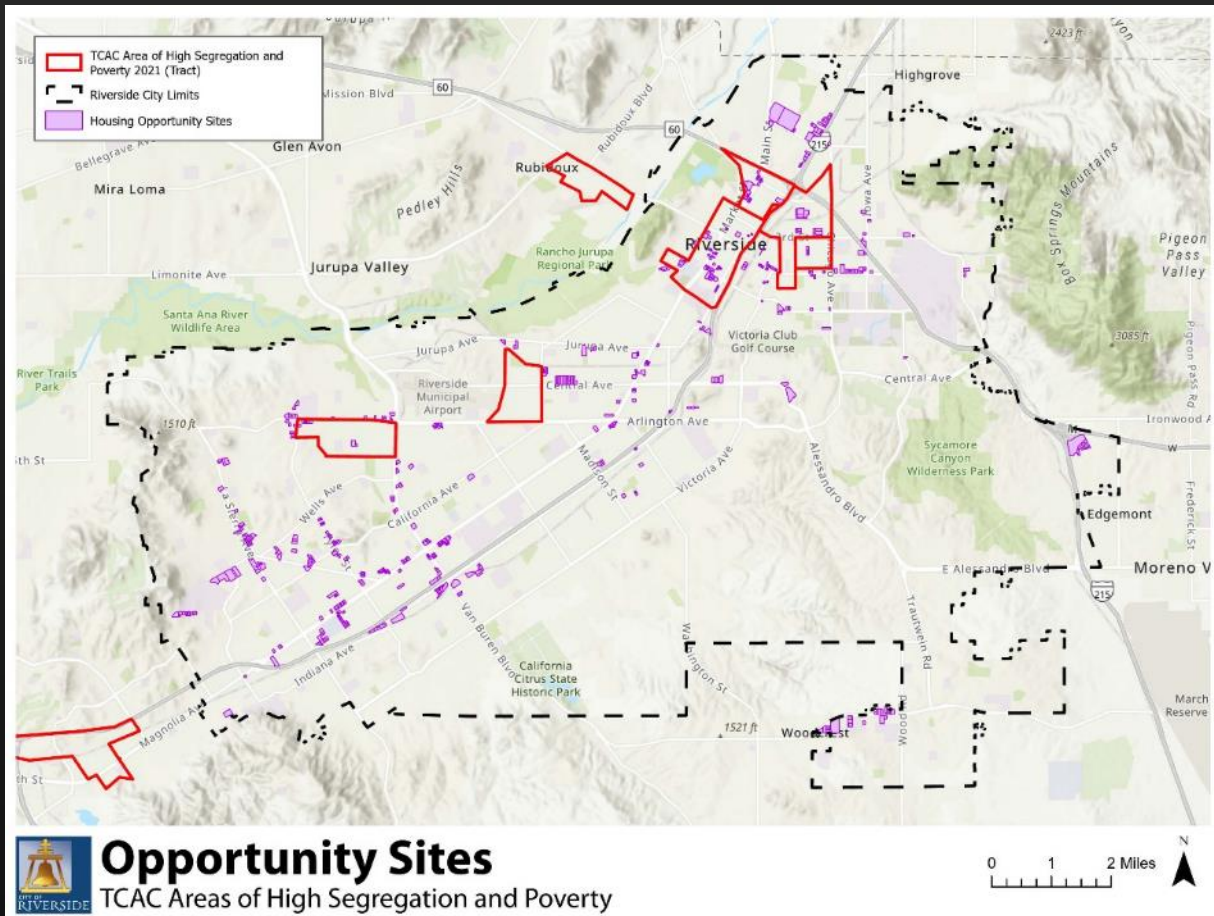


# RIVERSIDE DATA



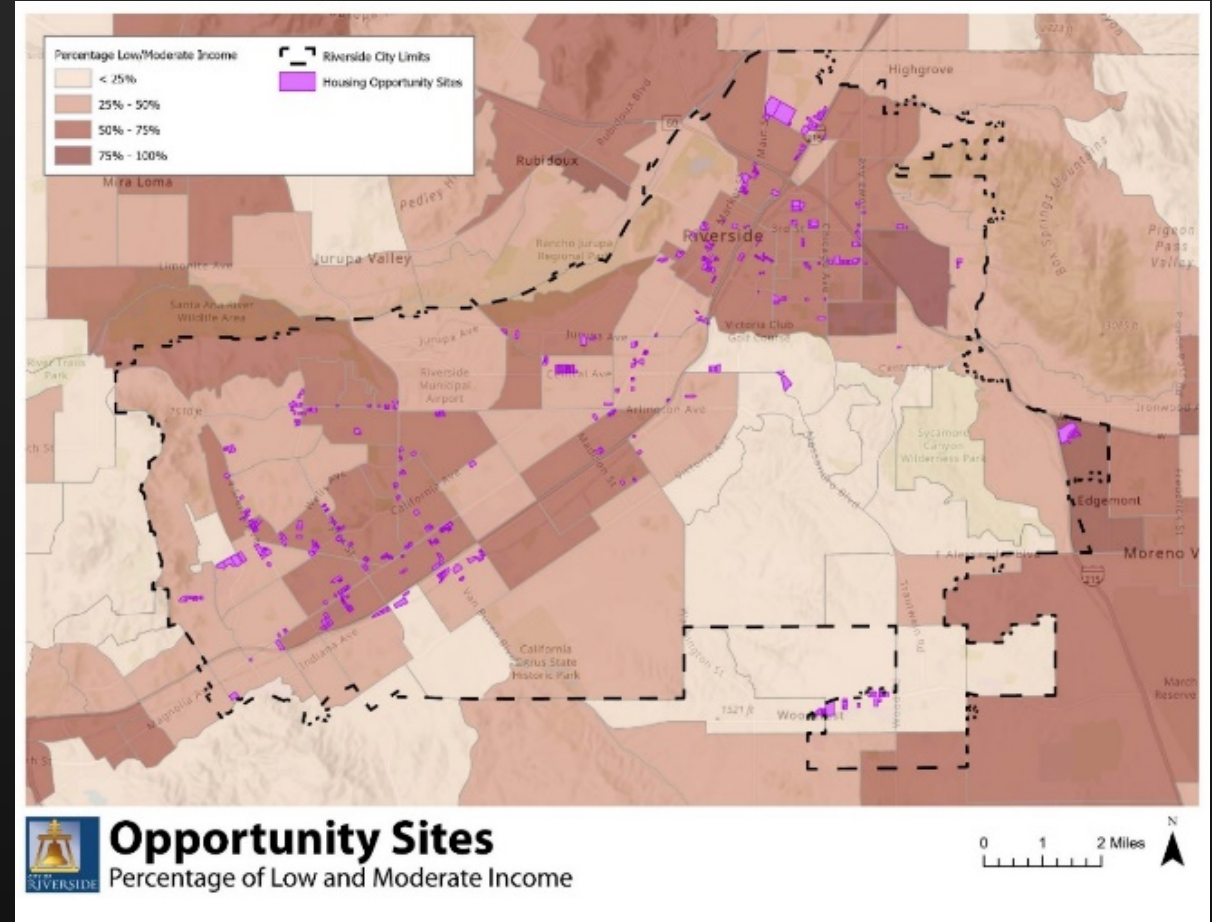
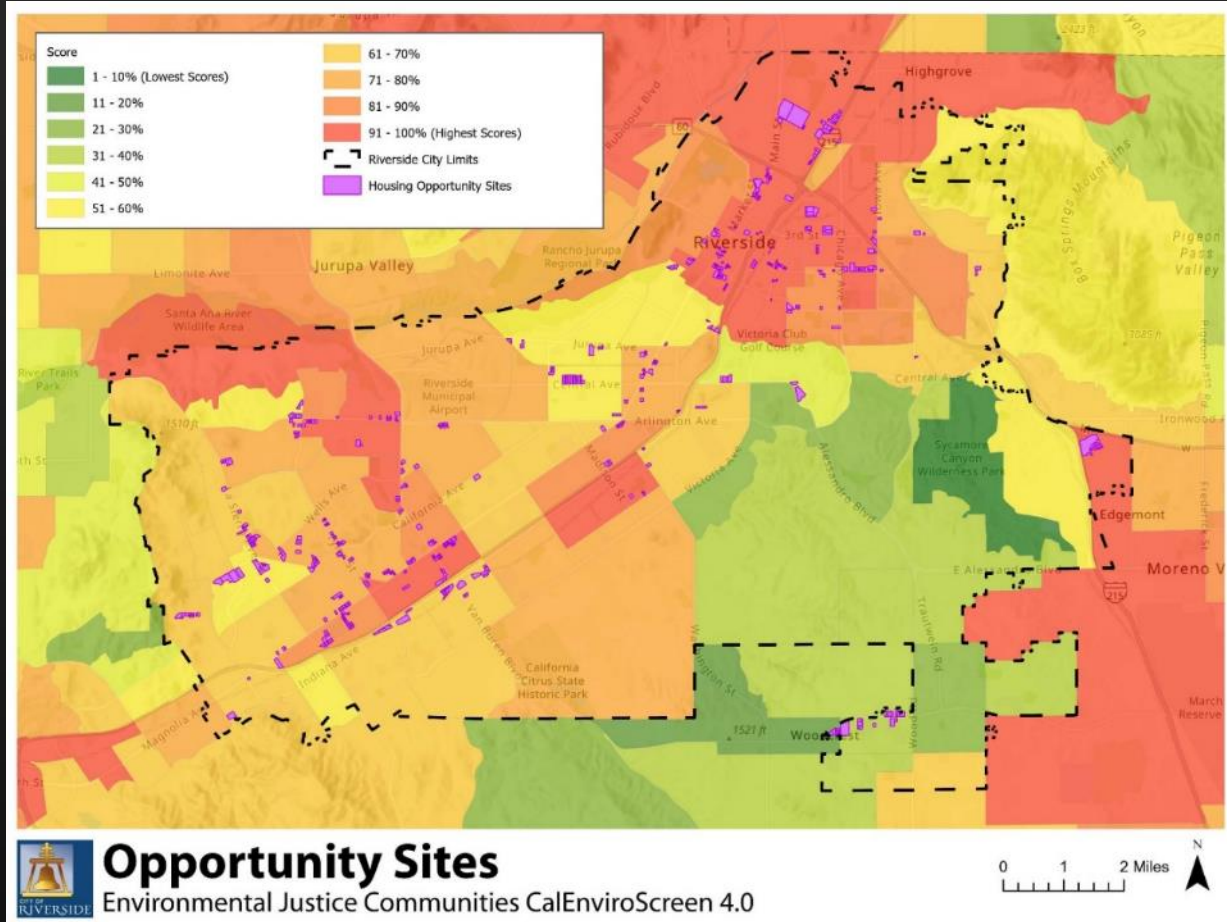


# RIVERSIDE DATA





# RIVERSIDE DATA



# 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



# **PART 3: ENVIRONMENTAL REVIEW**



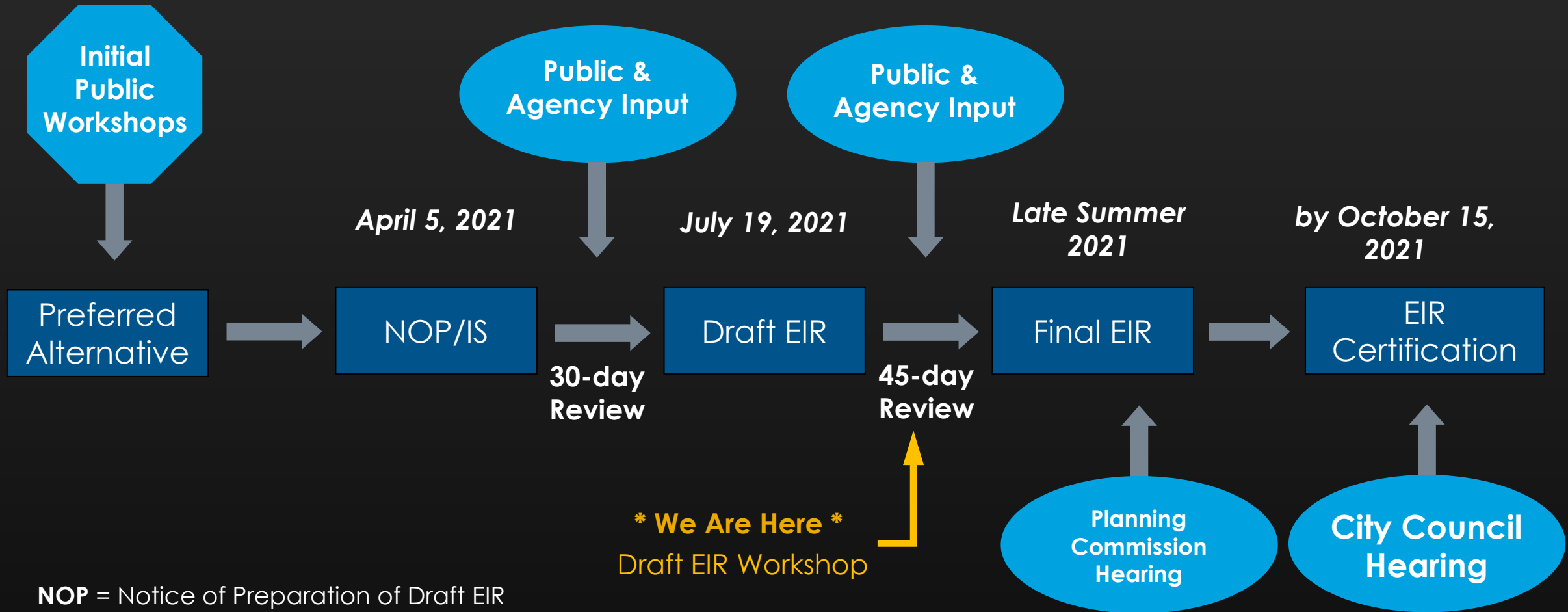


# CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

# 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?



# 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.



# 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.





# 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](mailto:mtaylor@riversideca.gov)


- Comment Period Closes September 2, 2021
- Visit the Project website and join the mailing list:
  - [www.riversideca.gov/HousingUpdate](http://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](#)

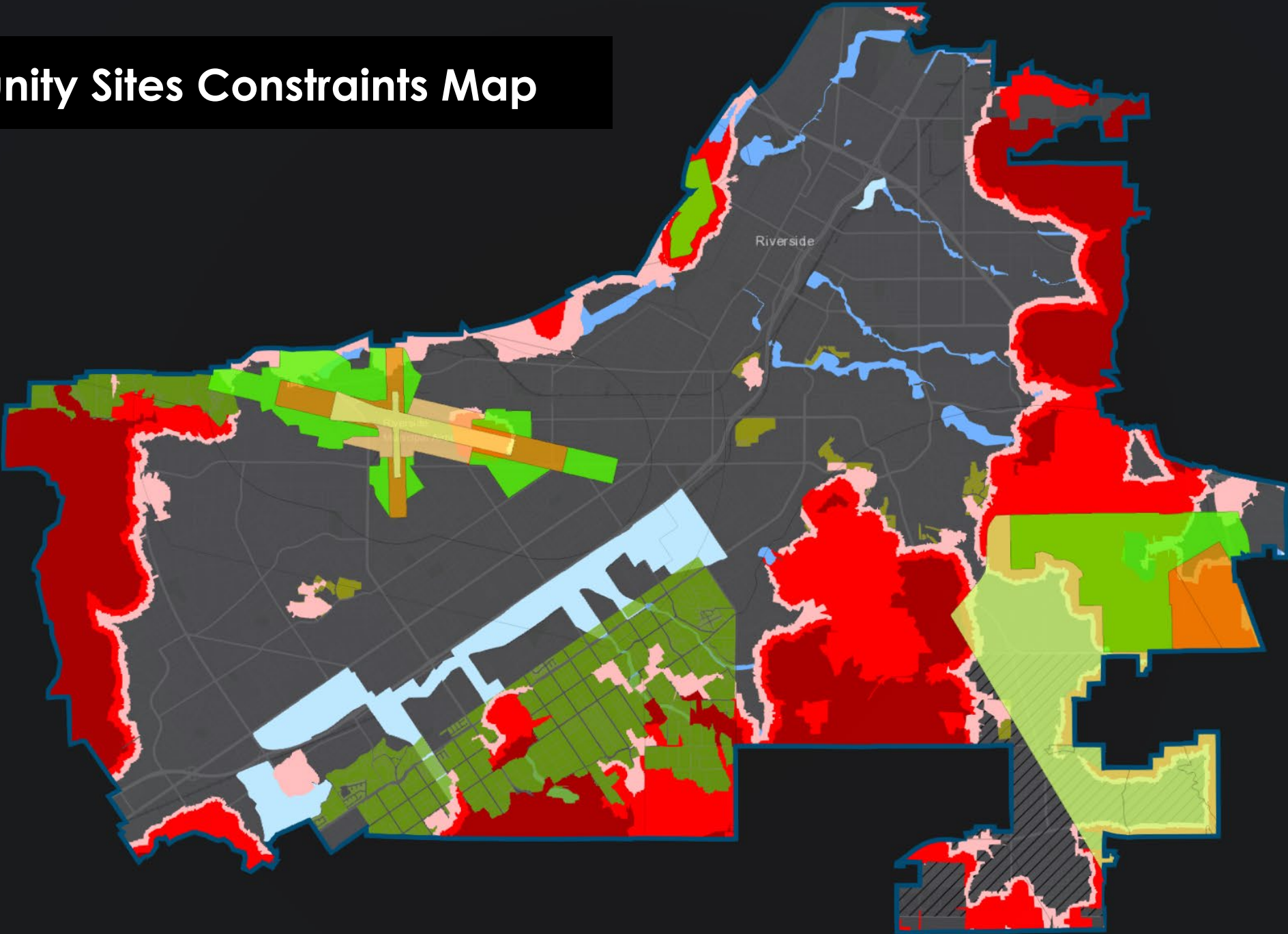
We are accepting written public comments on the NOP and IS until 5:00 p.m. Wednesday, May 5, 2021

Submit your comments in writing to:



**REFERENCE ONLY SLIDES**

# Opportunity Sites Constraints Map



**CALFIRE Fire Risk Areas**

HazardClass

- Very High
- High
- Moderate

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**Res Agriculture and Conservation**

Current Zone Description

- Residential Agricultural Zone
- Residential Conservation Zone

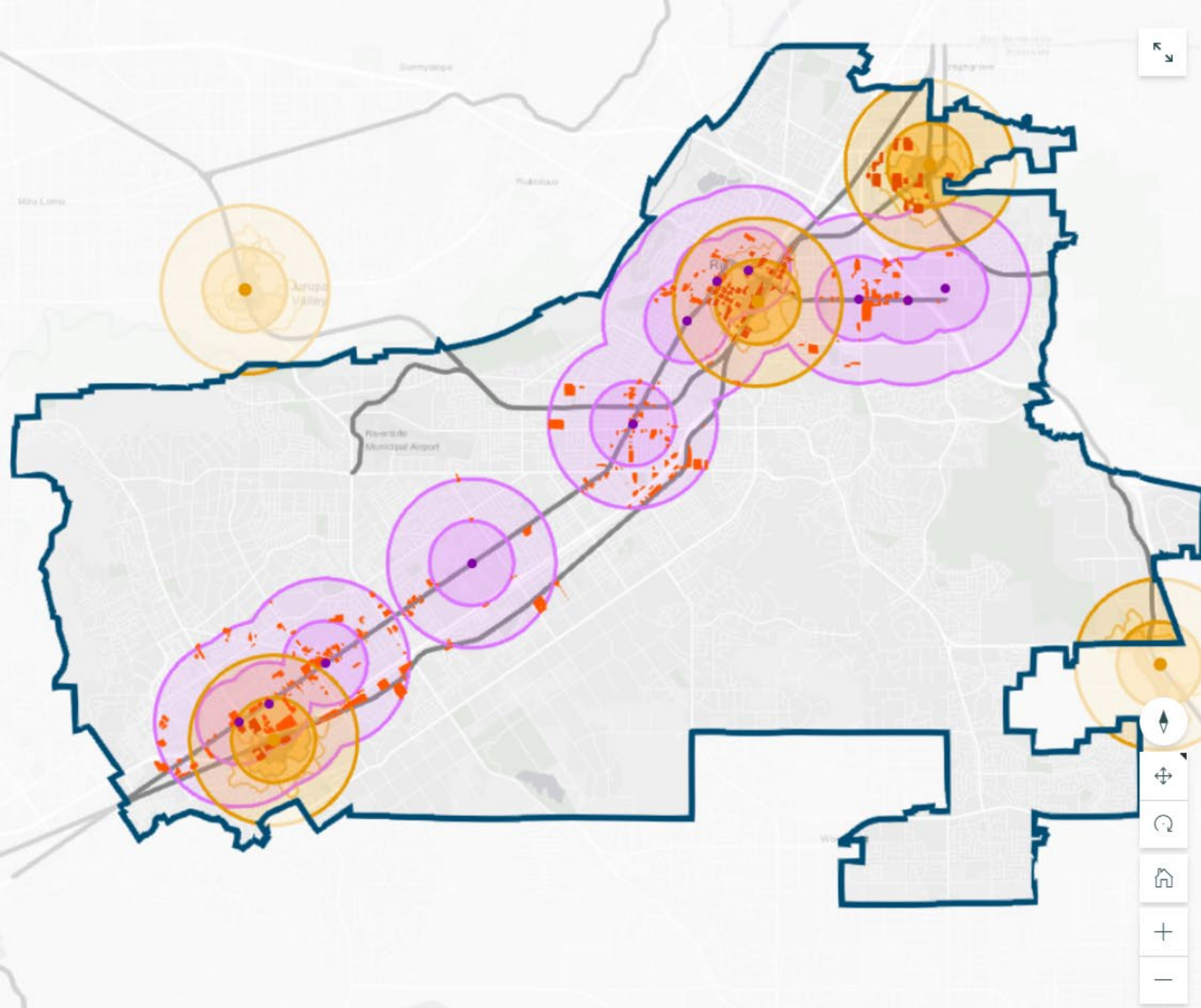
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**FEMA Flood Risk Areas**

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

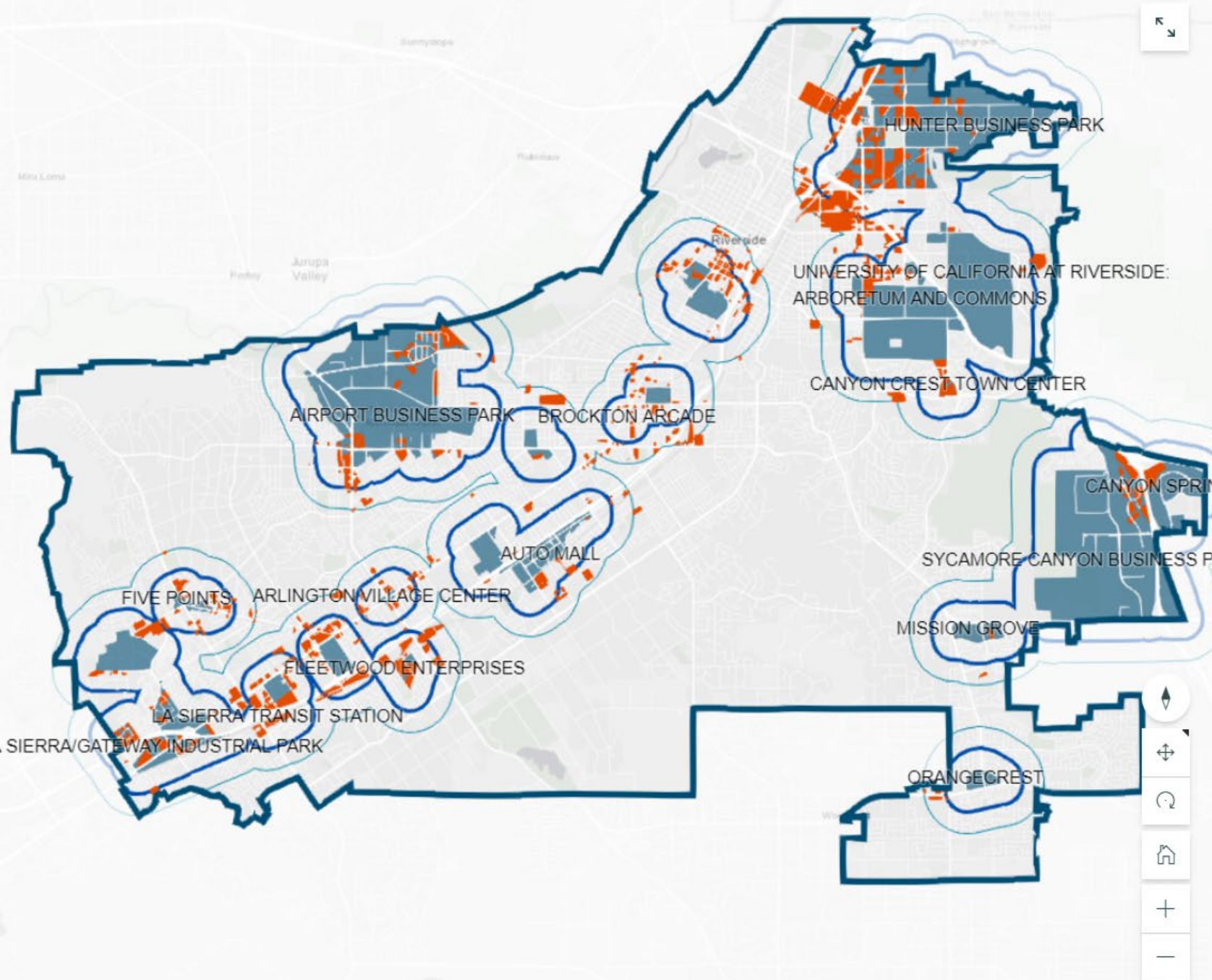
-  RapidLink (10 and 20 min walk)
-  MetroLink (10 and 20 min walk)

### 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.



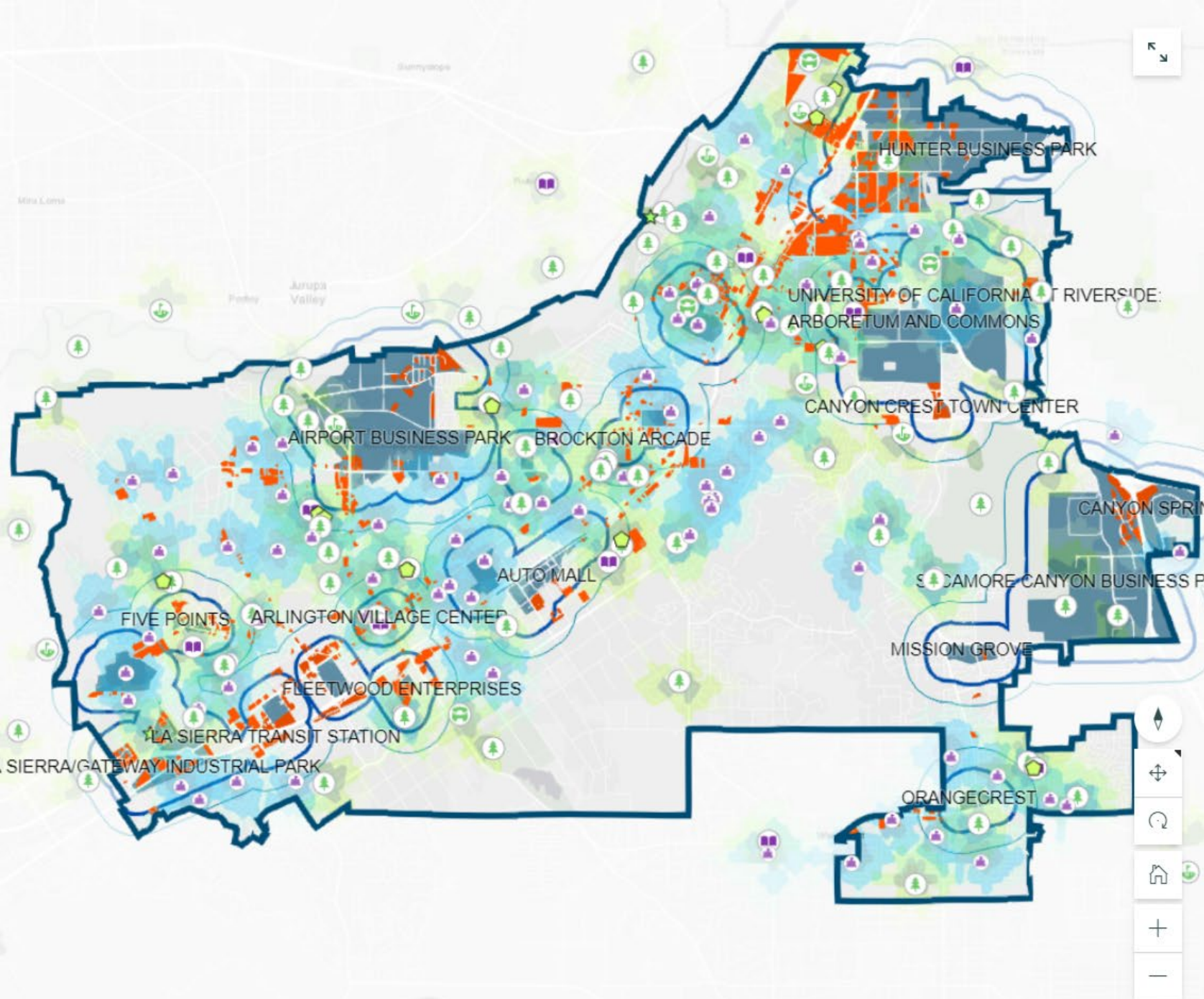
### Commercial and Retail Centers

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

### Potential Areas for Housing

- RHNA Opportunity Sites

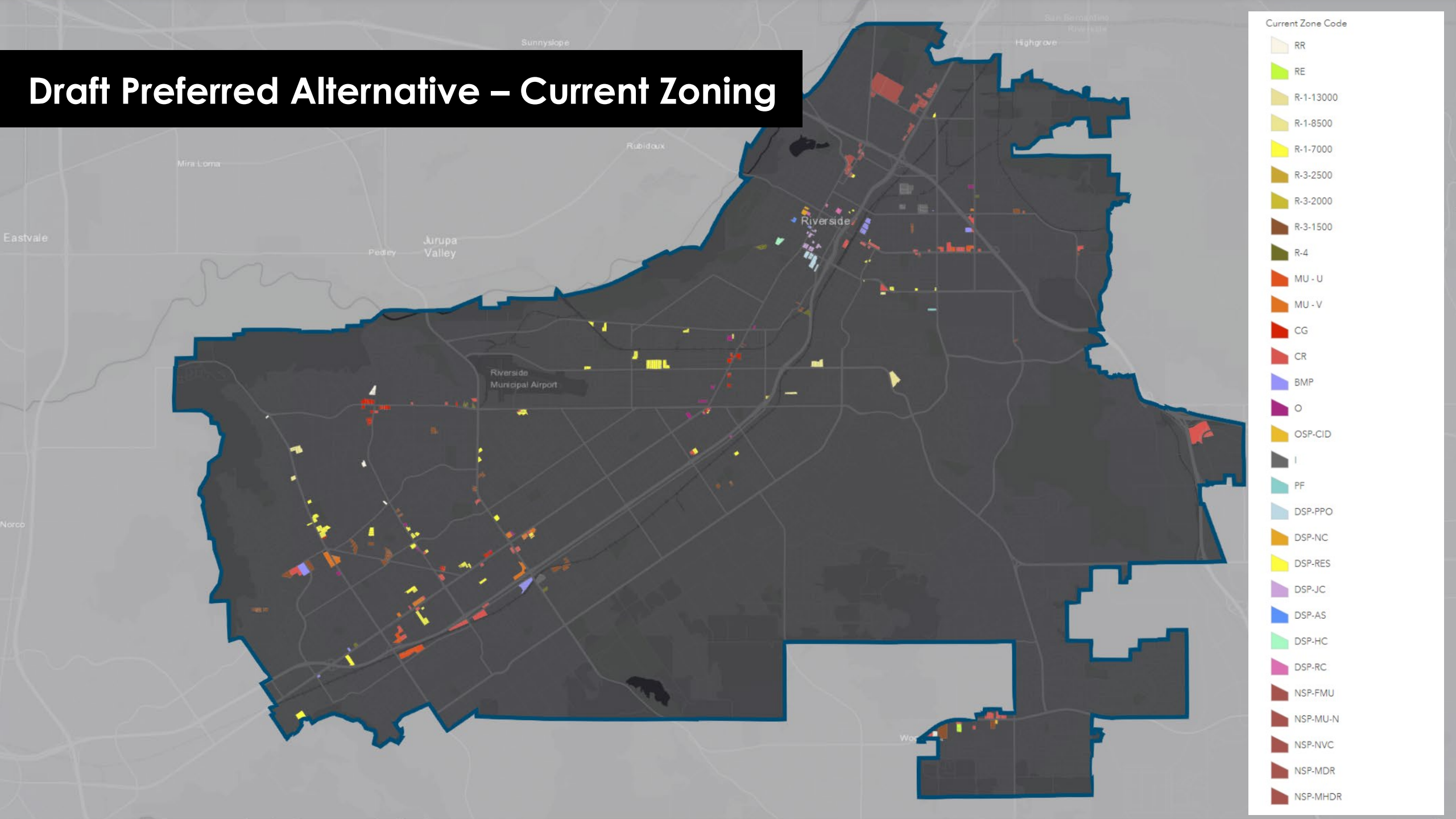




## Locate more housing near Amenities and Services

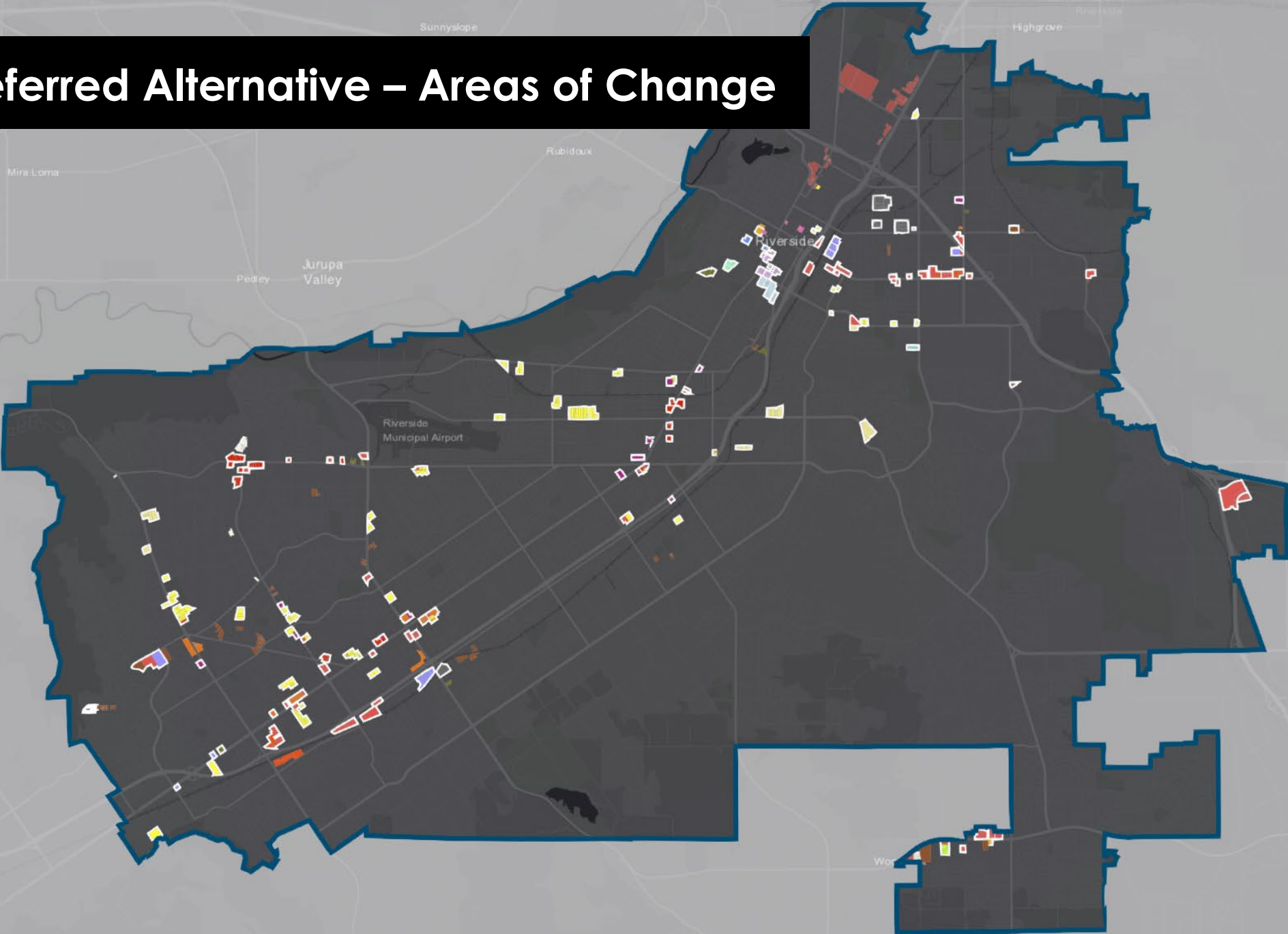
Households have many needs – like nearby access to playgrounds, open spaces, libraries, and schools. Whenever possible, new housing should be in areas rich with these important services and amenities. This can help ensure safe routes to schools and healthy options for recreation and learning.

# Draft Preferred Alternative – Current Zoning





# Draft Preferred Alternative – Areas of Change



# 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*







# 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

## 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*



# 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.