



The Exchange

P18-0091 (GPA), P18-0092 (RZ), P18-0093 (PPE), P18-0099 (PM 37475), P18-0094-0098 (CUP), P18-0101 (DR), P18-0424 (GE), P18-0100 (MCUP) AND P18-0401 (EIR)

Community & Economic Development Department

Planning Commission
Agenda Item: 4
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LOCATION MAP



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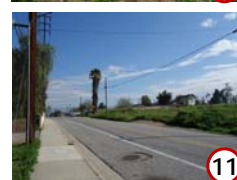
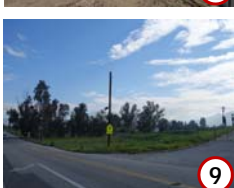
EXISTING SITE PHOTOS



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EXISTING SITE PHOTOS



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4

EXISTING/PROPOSED GENERAL PLAN



Existing



Proposed



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EXISTING/PROPOSED ZONING MAP



Existing



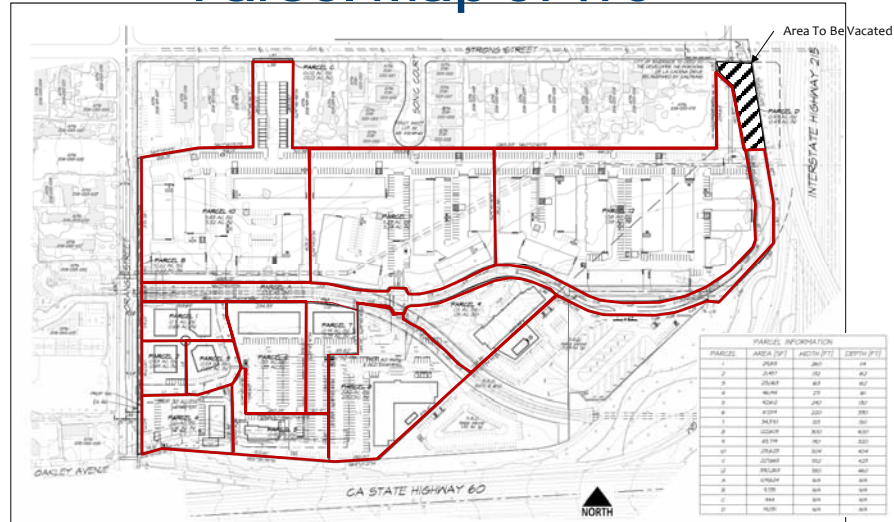
Proposed



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Parcel Map 37475



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SITE PLAN



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MULTI-FAMILY RESIDENTIAL



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RESIDENTIAL BUILDING ELEVATIONS/RENDERINGS



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RESIDENTIAL BUILDING ELEVATIONS/RENDERINGS



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RESIDENTIAL COMMON OPEN SPACE



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COMMERCIAL



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COMMERCIAL BUILDING ELEVATIONS



SOUTH ELEVATION PAD 3



EAST ELEVATION PAD 3



NORTH ELEVATION PAD 1



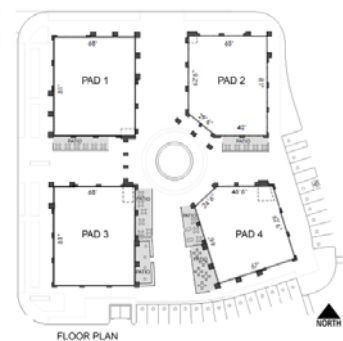
SOUTH ELEVATION PAD 1



WEST ELEVATION PAD 1



NORTH ELEVATION PAD 3



FLOOR PLAN



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COMMERCIAL GATHERING AREAS



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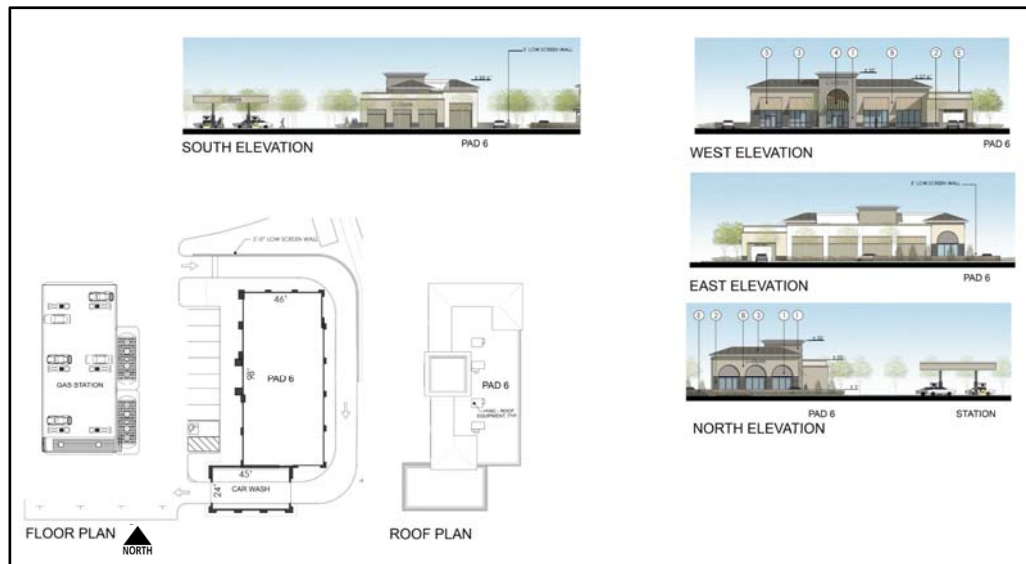
DRIVE THRU RESTAURANT



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VEHICLE FUELING STATION



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HOTELS



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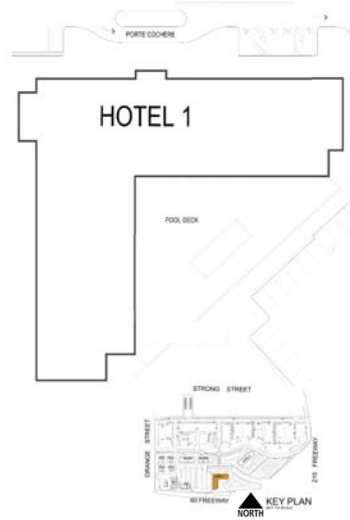
HOTEL ELEVATIONS



NORTH ELEVATION



WEST ELEVATION



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HOTEL ELEVATIONS



NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



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RECREATIONAL VEHICLE - SITE PLAN



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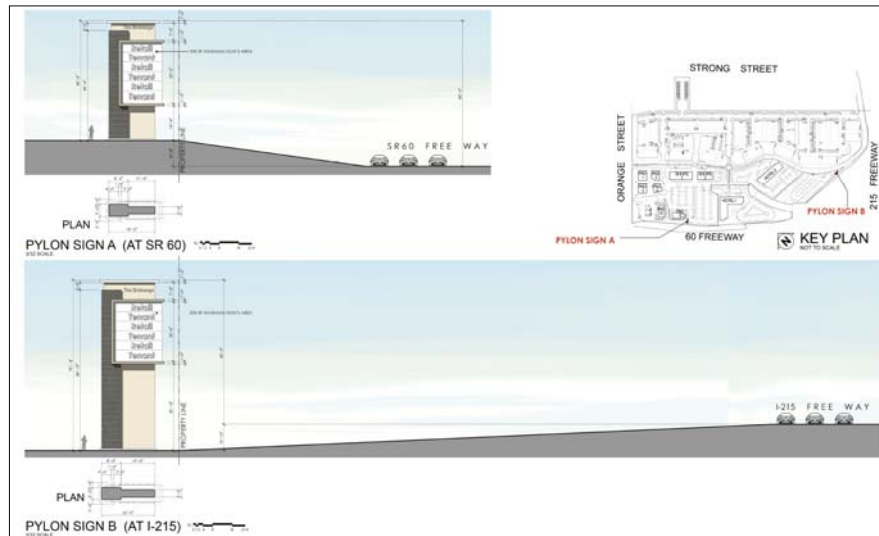
FARMERS MARKET/ENTERTAINMENT/SPECIAL EVENTS



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FREEWAY PYLON SIGNS

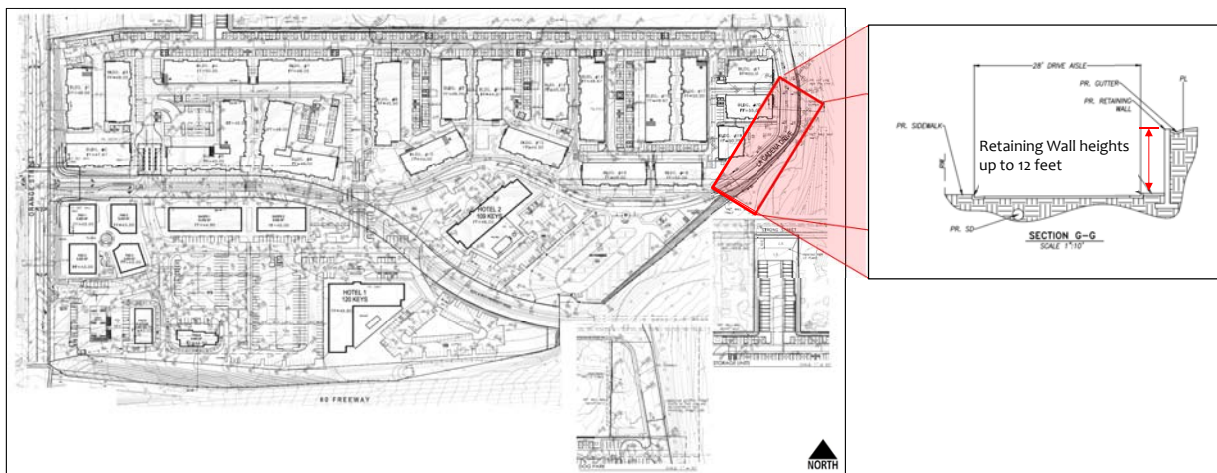


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SITE GRADING PLAN



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CONCEPTUAL LANDSCAPE PLAN

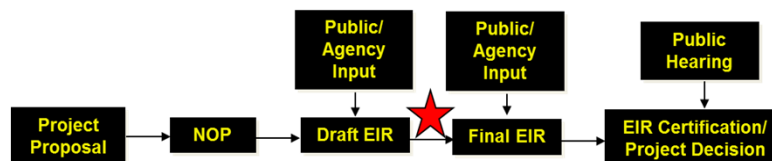


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CEQA PROCESS



- **Publish Notice of Preparation**
 - 30-day public review period (July 25 – August 24, 2018)
- **Prepare and Publish Draft EIR**
 - 45-day public review period (January 15 – March 01, 2019)
- **Prepare and Publish Final EIR with Responses to Comments**
- **Present the Final EIR to the City Council for Certification**

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SCOPE OF DRAFT EIR ANALYSIS

Analysis addressed in the EIR includes:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gases
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Energy Conservation



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DRAFT EIR RESULTS

- Air Quality: Primarily due to mobile source emissions, the operation of the project would:
 - Generate NOx emissions greater than thresholds set by South Coast Air Quality Management District.
- Greenhouse Gas Emissions (GHG): Primarily due to mobile source emissions, the operation of the project would:
 - Generate GHG emissions greater than the threshold set by the South Coast Air Quality Management District.
- Transportation and Traffic: With implementation of all feasible mitigation measures in the future General Plan Buildout scenario, the cumulative level of service (LOS) forecast will result in deficiencies at the intersection of Main Street and Russell Street



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DRAFT EIR RESULTS

- A Statement of Overriding Considerations will be prepared for the significant and unavoidable impacts.
- Staff concurs with the methodology and findings of the Draft EIR.



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DRAFT EIR PUBLIC REVIEW

- The Draft EIR was noticed, distributed, and has been available on the City's website, at the offices of the City of Riverside, and at the Main and SPC Jesus S Duran Eastside Libraries
- The City received 7 comment letters from the following organizations and agencies:
 - Lozeau Drury, LLP on behalf of the Laborers International Union of North America, Local Union No. 1184
 - Riverside Unified School District (2)
 - Wittwer/Perkins on behalf of the Southwest Regional Council of Carpenters
 - South Coast Air Quality Management District
 - Golden State Environmental Justice Alliance
 - State Office of Planning and Research



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NEXT STEPS

- **Response to comments and prepare Final Environmental Impact Report (EIR)**
 - All comments will be appropriately addressed in the Final EIR
- **Certification of the Final EIR**
 - The Final EIR will be considered for certification by the City Council
- **Consideration of Project approvals**



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RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council find:**

- The draft project Environmental Impact Report (Planning Case P18-0401) has been completed in compliance with the California Environmental Quality Act (CEQA);
- The project will have a significant effect on the environment; but
- There are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for air quality, greenhouse gas emissions and transportation and traffic impacts; and



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RECOMMENDATION (cont'd)

2. **RECOMMEND APPROVAL** of Planning Cases P18-0091 (General Plan Amendment), P18-00092 (Rezone), P18-0099 (Parcel Map No. 37475), P18-0093 (Site Plan Review), P18-0094 (Conditional Use Permit – Hotels and RV Parking), P18-0095 (Conditional Use Permit – Vehicle Fueling Station), P18-0096 (Conditional Use Permit – Drive-Thru Restaurant), P18-0097 (Conditional Use Permit – Live Entertainment/Special Events), P18-0098 (Conditional Use Permit – Farmers Market), P18-0100 (Minor Conditional Use Permit), P18-0101 (Design Review), P18-0424 (Grading Exception and Variance) and P18-0401 (Environmental Impact Report), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions and mitigation measures.



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THE EXCHANGE



Main Drive Aisle

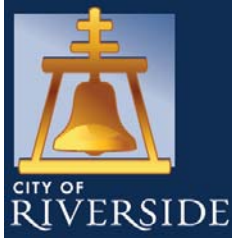


Commercial Plaza

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The Exchange

P18-0091 (GPA), P18-0092 (RZ), P18-0093 (PPE), P18-0099 (PM 37475), P18-0094-0098 (CUP), P18-0101 (DR), P18-0424 (GE), P18-0100 (MCUP) AND P18-0401 (EIR)

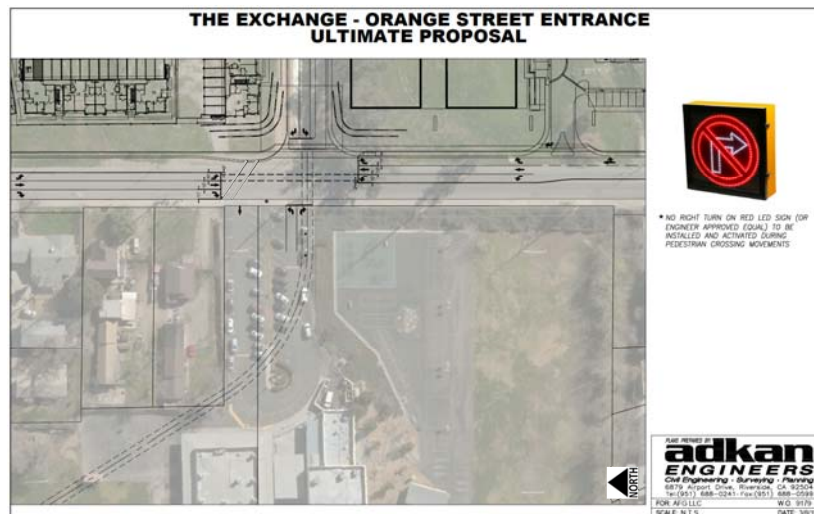
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ORANGE STREET MAIN ENTRANCE

FOR REFERENCE



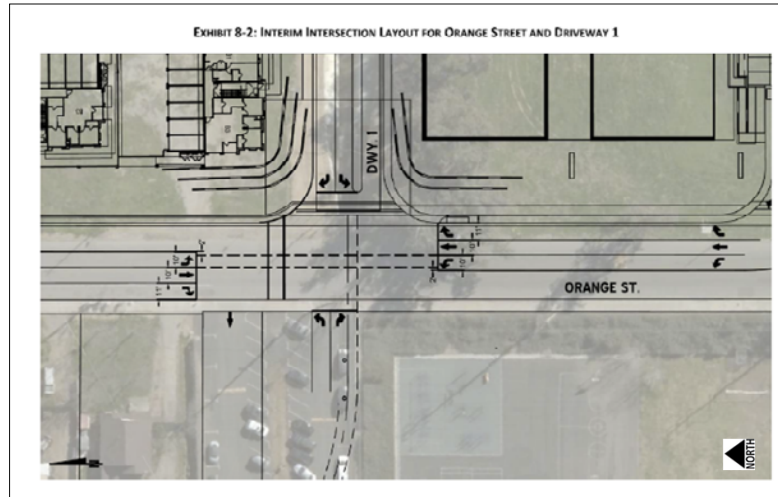
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ORANGE STREET MAIN ENTRANCE – TEMPORARY CONFIGURATION

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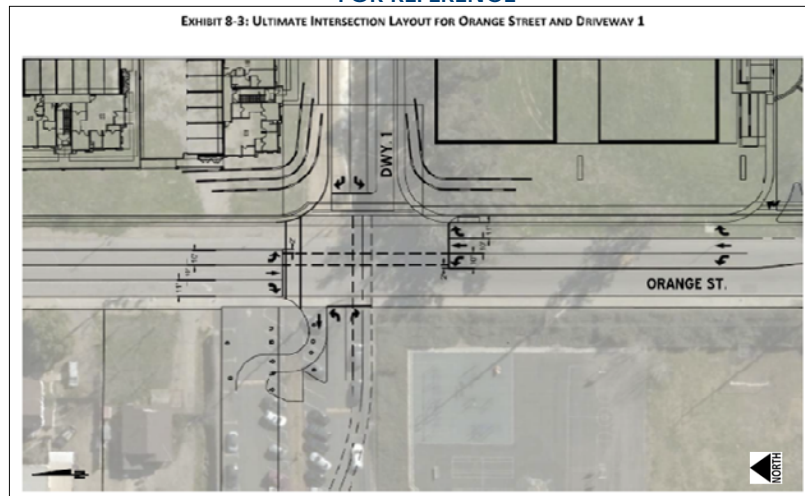


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ORANGE STREET MAIN ENTRANCE – ULTIMATE CONFIGURATION

FOR REFERENCE



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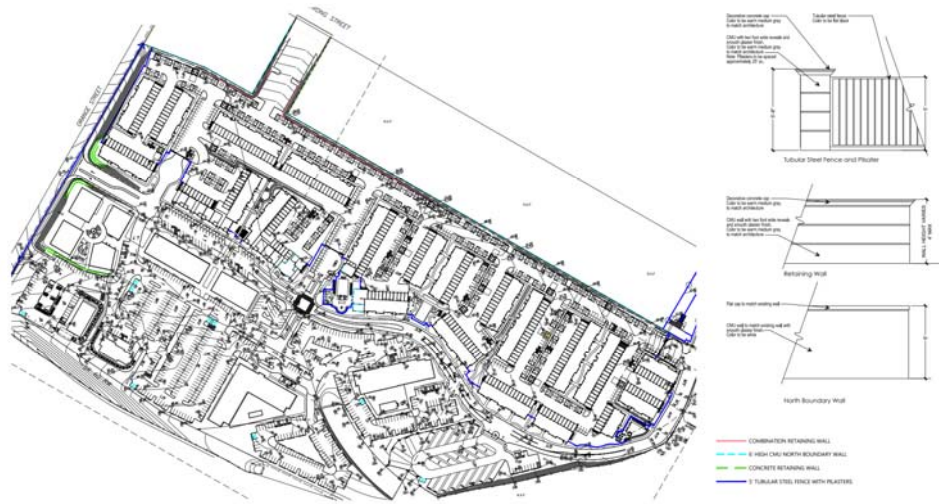
RESIDENTIAL BUILDING ELEVATIONS FOR REFERENCE



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WALL AND FENCE PLAN FOR REFERENCE



Fence and Wall Plan and Elevations

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RESIDENTIAL FLOOR PLANS

FOR REFERENCE

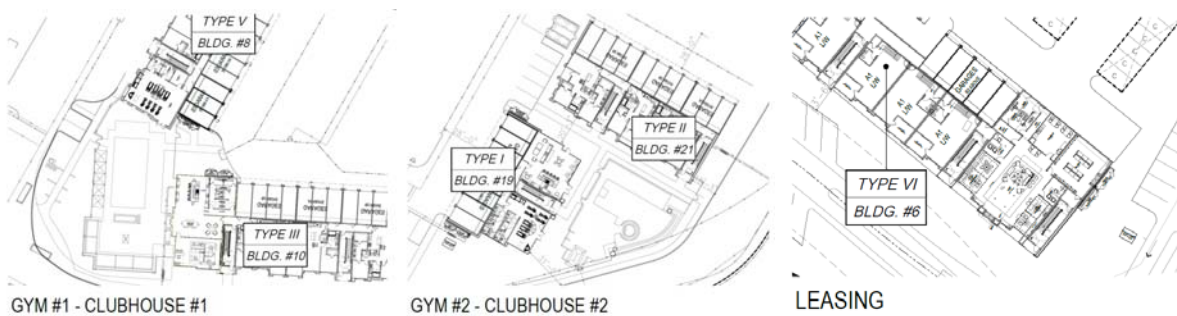


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CLUBHOUSE/LEASING FLOOR PLANS

FOR REFERENCE

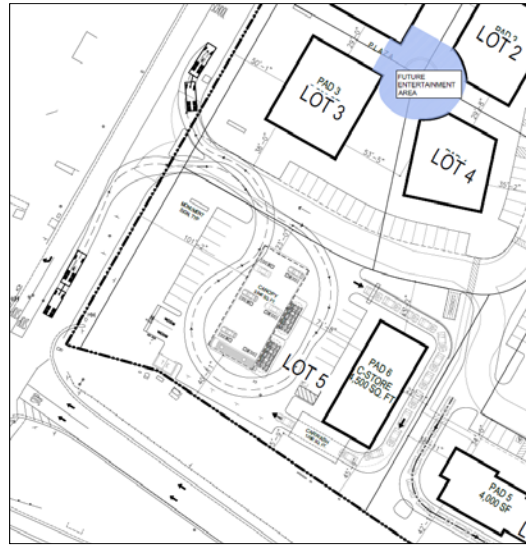


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TRUCK FUEL STATION TURNING MOVEMENT

FOR REFERENCE



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SITE DRAINAGE FEATURES

FOR REFERENCE

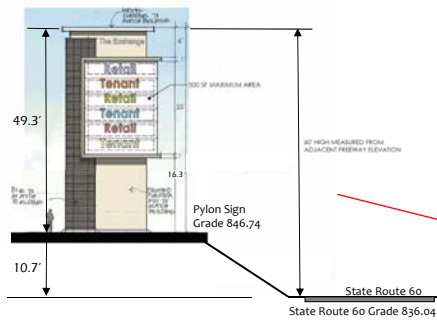


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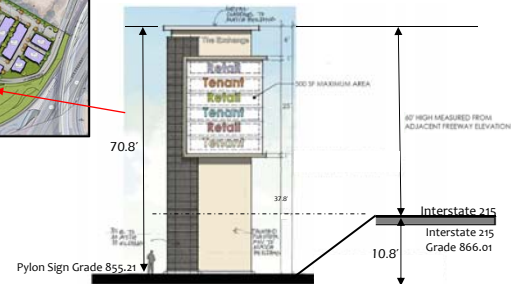


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FREEWAY PYLON SIGNS FOR REFERENCE



State Route 60 Adjacent



Interstate 215 Adjacent

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