



INITIAL STUDY

National Community Renaissance – La Sierra Affordable Housing
Development

11291 and 11253 Pierce Street

Parcels 146-141-029, 065, 066, 071, and 072

Planning Cases 19-0553 (General Plan Amendment), 19-0554 (Zone Change),
19-0555 (Design Review)

Prepared for:

City of Riverside Community & Economic Development Department
Planning Division

Prepared by:

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February 2020

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CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

DRAFT MITIGATED NEGATIVE DECLARATION

WARD: 7

1. **Case Numbers:** P19-0553 (General Plan Amendment), P19-0554 (Zone Change), and P19-0555 (Design Review)
2. **Project Title:** **National Community Renaissance – La Sierra Affordable Housing Development**
3. **Lead Agency:** City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, California 92522
4. **Contact Person:** Nizar Slim, Associate Planner
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(951) 826-5932
5. **Project Location:** The National Community Renaissance – La Sierra Affordable Housing Development (herein referred to as the “proposed project” or “project”) is located on the northeast corner of Golden Avenue and Pierce Street in the La Sierra neighborhood of the City of Riverside. The project site is generally rectangular and comprises six parcels: Assessor’s Parcel Numbers (APNs) 146-141-029, 065, 066, 067, 071, and 072. The address of the project site is 11291 and 11253 Pierce Street in Riverside. Figure 1 identifies the local and regional location of the project site.
6. **Project Applicant/Project Sponsor’s Name and Address:**
Sarah Walker
National Community Renaissance
9421 Haven Avenue
Rancho Cucamonga, California 91730
(909) 483-2444
SWalker@nationalcore.org
7. **General Plan Designation:** O - Office and MDR - Medium Density Residential
8. **Zoning:** O - Office and R-1-7000 - Single-Family Residential
9. **Description of Project:**

The proposed project would require the following entitlements:

1. General Plan Amendment to amend the project site from O - Office and MDR - Medium Density Residential to O - Office and HDR - High-Density Residential;
2. Zoning Code Amendment to amend the Zoning of the project site from O - Office and R-1-7000 - Single-Family Residential to O - Office and R-3-1500 - Multi-Family Residential; and
3. Design Review for review of project plans.

The proposed project will require a lot line adjustment/consolidation/merger to consolidate the existing six parcels into two parcels. Parcel A would consist of an approximately 1.38-acre (60,204 square feet) L-shape parcel on the western third of the site, fronting on Golden Avenue. Parcel B will encompass approximately 4.10 acres (178,615 square feet) on the central and eastern portions of the site fronting on Pierce Street and Hollyhock Lane. Approximately 0.03 acre (1,200 square feet) will be dedicated for right-of-way. Development of the two parcels will occur as one phase, and construction is expected to last approximately 18 to 24 months.

Table A identifies the existing parcel information and General Plan and Zoning designations for the project site, and Table B identifies the proposed parcel information and General Plan and Zoning designations for the project site.

Table A: Existing Parcel Information

Assessor's Parcel Number	General Plan Designation	Zoning Designation
0146-141-029	MDR - Medium Density Residential	R-1-7000 - Single-Family Residential
0146-141-065		
0146-141-066		
0146-141-067		
0146-141-071		
0146-141-072	O - Office	R-1-7000 - Single-Family Residential

Notes: R-1-7000 - Single-Family Residential with a Minimum Lot Area of 7,000 square feet.

Table B: Proposed Parcel Information

Parcel Description	General Plan Designation	Zoning Designation
Parcel A (Broadcast building and ancillary features on the western portion of site)	O - Office	O - Office
Parcel B (Balance of site)	HDR - High-Density Residential	R-3-1500 - Multi-Family Residential

Notes: R-3-1500 - Multi-Family Residential with a Minimum Lot Area per Dwelling Unit of 1,500 square feet.

Parcel A: Parcel A would maintain the 16,855-square foot Church Risk Management and Broadcast Center building in its current location. The uses and operation of this existing building will not change as a part of this project. The satellite dishes will be removed and relocated to a new location off site. The cement pad, storage facilities, carport, and surface parking lot will be demolished. Two new 1,000-square foot storage buildings and 70 surface parking spaces (20 of which will be carports and 7 of which will be designated for electric vehicles) would be constructed along Golden Avenue, to the north of the Church Broadcast Center. The main access point for the Broadcast Center facility and parking would remain on Golden Avenue, but will allow for a right-turn-only gated exit onto Pierce Street at the current access point. Parcel A will also include four short-term and four long-term bicycle parking spaces.

Parcel B: To develop Parcel B, the existing five single-family homes, owned by the Church, will be demolished. The 4.1-acre Parcel B would be developed with seven, two- and three-story residential buildings to provide a total of 80 apartments surrounding a community center and recreational amenities to be located in the center of the site. Developed at an overall density of 19.5 units per acre, the project anticipates the development of 40 1-bedroom units (ranging in size from 652 to 712 square feet), 20 2-bedroom units (891 square feet), and 20 3-bedroom units (1,137 square feet). Surface parking would include 120 spaces (11 of which will be designated for electric vehicles). The project's common open space recreational amenities include an approximately 3,539-square foot community center, swimming pool (with a 479-square foot pool building), tot lot, BBQ patio area, and large activity lawn.

Development on Parcel B totals 87,080 square feet of residential use and 4,018 square feet of recreational facilities (community room and pool building). The total gross building area within Parcel B is 91,098 square feet.

Figure 2 depicts the site plan for the proposed project. The site plan and building locations on Parcel B have been designed with neighborhood compatibility in mind. The buildings located internally on the site near existing residential uses are limited to two stories in height, while buildings along the Pierce Street right-of-way are limited

to three stories in height. Near the corner of Hollyhock and Pierce Streets, the project's largest building has been designed to step from two stories where it is close to the existing single-family home to three stories as it approaches Pierce Street (Figure 4). This provides a gradual transition from surrounding lower density uses and visually breaks up the mass of the development. In choosing an architectural style, careful consideration for the character and scale of surrounding neighborhood has been taken to ensure that the project architecture and massing blends in with the existing surrounding uses. Trash enclosures will be provided at three separate locations, are Americans with Disabilities Act (ADA) accessible, and will match the architectural style of the main buildings.

The residential development proposed on Parcel B will provide 80 units comprising a manager's unit and 79 units affordable to households earning less than 60 percent of the Area Median Income (AMI) of which 49 percent of the units will be set aside for Permanent Supportive Housing (PSH). National CORE and Mercy House will employ staff and provide a range of supportive services on site for the PSH and traditional affordable housing units based on the specific needs of the households selected to live in the community. Typical supportive services include counseling, financial literacy, youth programs, healthy living education, and job training.

One gated, vehicular entry point to the site is proposed from Pierce Street, with Emergency Vehicle Access (EVA) off of Hollyhock Lane. The entry point to the site is a 28-foot circular driveway providing direct access to surface parking located near each of the seven residential buildings and on-site amenities (Figure 2). A pedestrian gate will also be located east of the vehicle gate providing egress to and from Hollyhock Lane. The site plan for Parcel B proposes 120 uncovered parking spaces on site to accommodate resident parking needs, including 4 residential spaces (1 van, 3 standard spaces) and 2 guest spaces (1 van, 1 standard) that are ADA accessible. Of the 120 spaces, 11 will be reserved for electric vehicle charging (10 for cars and 1 that is ADA van accessible). Parcel B will also include six short-term and six long-term bicycle parking spaces. Per the City's density bonus ordinance, Section 19.545.060, the project is allowed to propose a reduced parking ratio and uncovered parking in lieu of carports or garages on Parcel B. The parking standards incentives shown in Section 19.545.060 do not require the project to apply for the density bonus to utilize the reduced standards, which are as follows: 1 parking space per one-bedroom unit and 2 parking spaces for two- and three-bedroom units. Per Section 19.545.060, the development is required to provide a total of 120 parking spaces that can be uncovered. Tables C and D show the project statistics for Parcels 1 and 2.

Table C: Project Statistics Parcel A

Lot Area	Required: 20,000 square feet	Provided: 60,204 square feet
Floor to Area Ratio (FAR)	Maximum: 1.0	Provided: 0.38
Building Setbacks		
Side Street (Golden Avenue)	Required: 15 feet	Provided: 15 feet (existing)
Front (Pierce Street (arterial))	Required: 15 feet	Provided: 15 feet (existing)
Internal Side (east)	Required: 5 feet	Provided: 5 feet +
Rear (Huguley Drive)	Required: 15 feet	Provided: 15 feet + (existing)
Parking	Required: 68 spaces	Provided: 70 spaces
Height/Stories**	Maximum: 40 feet	Proposed: ~35 feet or less

Notes: *Based on Office Zoning. ** Off-site parking is provided within the setback per Table 19.110.030 footnote 1. No buildings are located within the setback.

Table D: Project Statistics Parcel B

Size of Property	Required: 30,000 square feet	Provided: 178,615 square feet
Building Setbacks		
Front (Hollyhock Lane)	Required: 15 feet	Provided: 10 feet
Front (Pierce Street (arterial))	Required: 25 feet	Provided: 15 feet
Rear - (Huguley Street)	Required: 15 feet	Provided: 15 feet
Side Setbacks		
Internal (Parcel A on west)	Required: 7.5 feet	Provided: 7.5 feet
Internal (north)	Required: 7.5 feet	Provided: 15 feet +
Internal to Single-Family Residence in R-1 zone	Required: 35 feet (2 stories)	Provided: 37 feet
Parking	Required: 120 spaces	Provided: 120 spaces
Density*	Maximum: 29 du/acre	Proposed: 19.5 du/acre
Height/Stories**	Maximum: 40 feet (3 stories)	Proposed: 34.5 feet (2/3 stories)
Common Open Space	Required: 300 square feet per unit	Provided: 323 square feet per unit
Private Open Space	Required: 100 square feet per ground floor unit and 50 square feet per upper floor unit	Provided: 109 to 136 square feet per ground floor unit and 68 to 78 square feet per upper floor unit

Notes: * Based on R-3-1500 - Multi-Family Residential zoning. ** For a development of three acres or greater, up to 60 percent of the units may be in buildings up to three stories, 40-foot maximum height subject to Community & Economic Development Director review and approval per the 19.100.040-Residential development standards.

10. Surrounding Land Uses and Setting:

The project's multifamily residential use is consistent with that of surrounding neighborhoods to the north, east, and south. Table E lists the surrounding land uses and zoning.

Table E: Project Site and Surrounding Land Use and Zoning

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Broadcast Center and Single-Family Residential Units	O -- Office and MDR -- Medium Density Residential	O -- Office and R-1-7000 - Single-Family Residential
North	Single-Family Residential Neighborhood	MDR -- Medium Density Residential	R-1-7000 -- Single-Family Residential
East	Single-Family Residential Neighborhood	MDR -- Medium Density Residential	O -- Office Zone and R-1-7000 -- Single-Family Residential
South	Single-Family Residential Neighborhood, and Church – La Voz de la Esperanza (across Pierce Street)	Road Right-of-Way, MDR -- Medium Density Residential, and Mixed Use -Village	R-1-7000 -- Single-Family Residential Zone and RE -- Residential Estate
West	School – La Sierra Academy (across Golden Avenue)	PF -- Public Facilities/Institutions	RE -- Residential Estate

While the development is required to provide a 25-foot setback along Pierce Street and a 15-foot setback along Hollyhock Lane, to provide the maximum number of affordable housing units for low-income families, the project proposes a 15-foot setback along Pierce Street and a 10-foot setback along Hollyhock Lane. The project provides 100 percent affordable housing in partnership with the City to provide workforce housing in the La Sierra neighborhood. Through the reduction of required setbacks, the project is designed to provide the maximum amount of housing for low-income families within the acreage available in accordance with the City General Plan Housing Element.

The project will be consolidated into two parcels through a Lot Line Adjustment: Parcel A will retain the existing building, develop two new 1,000-square foot storage buildings, and improve surface parking; Parcel B will include demolition of five single-family residential units and development of an 80-unit, seven-building multifamily residential community. Construction would occur simultaneously on the two parcels and is expected to require 14

months to complete. The various phases of construction include demolition, site preparation, grading, building construction, paving, and architectural coating.

The site clearing and grading phases would disturb vegetation and surface soils. Preliminary estimates indicate approximately 4,224 cubic yards of soil cut and 2,244 cubic yards of soil fill. The overall soil disturbance would yield approximately 1,980 cubic yards of spoils, which would be retained on site for landscape areas. Therefore, the earthwork proposed for construction is expected to be balanced.

11. Other public agencies whose approval is required (e.g., permits, financial approval, or participation agreement.):

- a. City of Riverside
- b. Regional Water Quality Control Board (RWQCB), Santa Ana Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit
- c. RWQCB, Santa Ana Region – Storm Water Pollution Prevention Plan (SWPPP)
- d. RWQCB, Santa Ana Region – Section 401 Water Quality Certification-Waste Discharge Requirement (WDR)
- e. South Coast Air Quality Management District (SCAQMD) – Dust Control Plan

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significant impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Native American consultation pursuant to Public Resources Code 21080.3.1 is detailed in Section 18 below.

13. Other Environmental Reviews Incorporated by Reference in this Review:

- a. City of Riverside General Plan 2025 (GP 2025)
- b. GP 2025 Final Program EIR (FPEIR)
- d. City of Riverside Housing Element Update 2014–2021
- e. Air Quality and Greenhouse Gas Impact Analysis
- f. Biological Resources Assessment
- g. Cultural Resources Assessment
- h. Phase 1 Environmental Site Assessment
- i. Phase 1 Hazmat Sampling and Testing Results
- j. Preliminary Water Quality Management Plan
- k. Noise and Vibration Impact Analysis
- l. Traffic Impact Analysis

14. Acronyms

AB	Assembly Bill
ACM	Asbestos-Containing Material
ADA	Americans with Disabilities Act
AMI	Area Median Income
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ASTM	American Society for Testing and Materials
AUSD	Alvord Unified School District
Basin	South Coast Air Basin
BMP	Best Management Practice
Cal/OSHA	California Occupational Safety and Health Administration
CalEEMod	California Emissions Estimator Model
CalRecycle	California Department of Resources Recycling and Recovery
CAP	Climate Action Plan
CBC	California Building Code

CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA.....	California Environmental Quality Act
CFR.....	Code of Federal Regulations
CH ₄	Methane
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO _{2e}	Carbon Dioxide Equivalent
CRA	Cultural Resources Assessment
CWA	(Federal) Clean Water Act
DAMP	Drainage Area Management Plan
dBA	A-weighted decibel
DCV	Design Capture Volume
DMA	Drainage Management Area
DTSC	(California) Department of Toxic Substances Control
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
EVA	Emergency Vehicle Access
FHWA.....	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FPEIR.....	GP 2025 Final Programmatic Environmental Impact Report
FTA.....	Federal Transit Authority
GHG	Greenhouse Gas
GP 2025	General Plan 2025
HCM	<i>Highway Capacity Manual</i>
HCOC	Hydrologic Condition of Concern
HVAC	Heating, Ventilation, and Air Conditioning
IS.....	Initial Study
LBM.....	Lead-Based Material
L _{eq}	Equivalent Continuous Sound Level
L _{max}	maximum noise level
LOS	Level of Service
LRA	Local Responsibility Area
LST	Localized Significance Threshold
MBTA.....	Migratory Bird Treaty Act
MLD.....	Most Likely Descendant
MS4.....	Municipal Separate Storm Sewer Systems
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
MT	Metric Ton
mw	megawatt
N ₂ O	Nitrous Oxide
NAHC	Native American Heritage Commission
NEPSSA.....	Narrow Endemic Plant Species Survey Area
NO ₂	Nitrogen Dioxide
NO _x	Nitrogen Oxides
NPC.....	Neighborhood Policing Center
NPDES	National Pollutant Discharge Elimination System
PM _{2.5}	Particulate Matter Less Than 2.5 Microns in Size
PM ₁₀	Particulate Matter Less Than 10 Microns in Size
PMP	Paleontological Mitigation Plan
PRC.....	Public Resources Code

PSH	Permanent Supportive Housing
RCRA.....	Resource Conservation and Recovery Act
RMC.....	Riverside Municipal Code
RPD.....	Riverside Police Department
RPU.....	Riverside Public Utilities
RSL	Regional Screening Level
RTP	Regional Transportation Plan
RWQCB.....	Regional Water Quality Control Board
SB.....	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCS	Sustainable Communities Strategy
SOx	Sulfur Oxides
SWPPP.....	Storm Water Pollution Prevention Plan
TIA.....	Traffic Impact Analysis
UBC	Uniform Building Code
USACE	U.S. Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGS	United States Geologic Survey
UST.....	Underground Storage Tank
UWMP	Urban Water Management Plan
VHFSZ.....	Very High Fire Severity Zone
VMT.....	Vehicle Miles Traveled
VOC	Volatile Organic Compound
WDR	Waste Discharge Requirement
WQMP	Water Quality Management Plan

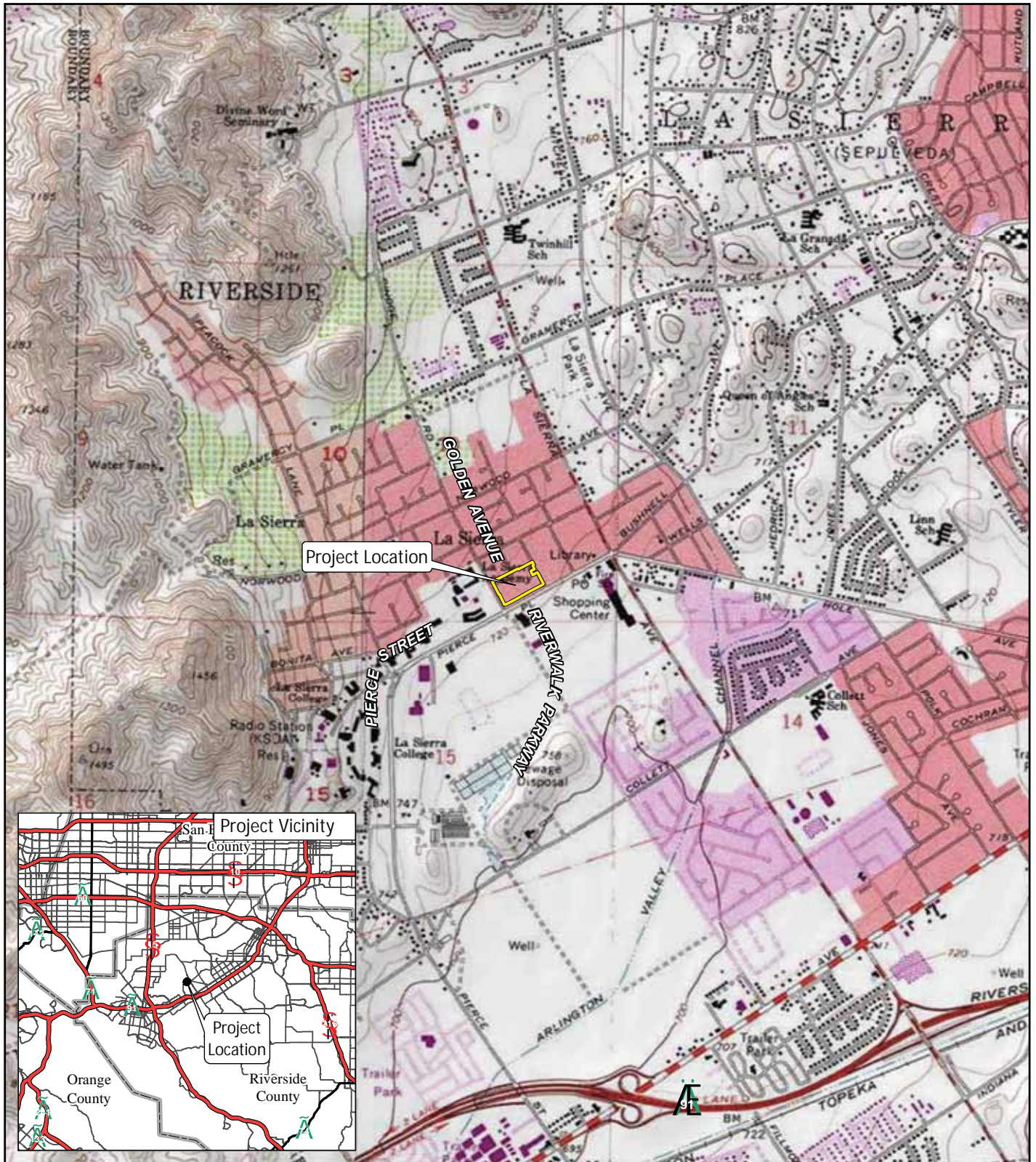


FIGURE 1

LSA

LEGEND

 Project Site

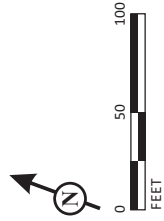


0 1000 2000
FEET

National Community Renaissance - La Sierra PSH Project
Regional and Project Location

SOURCE: USGS 7.5' Quad - Riverside West (1980) & Corona North (1981); ESRI Streetmap, 2013.

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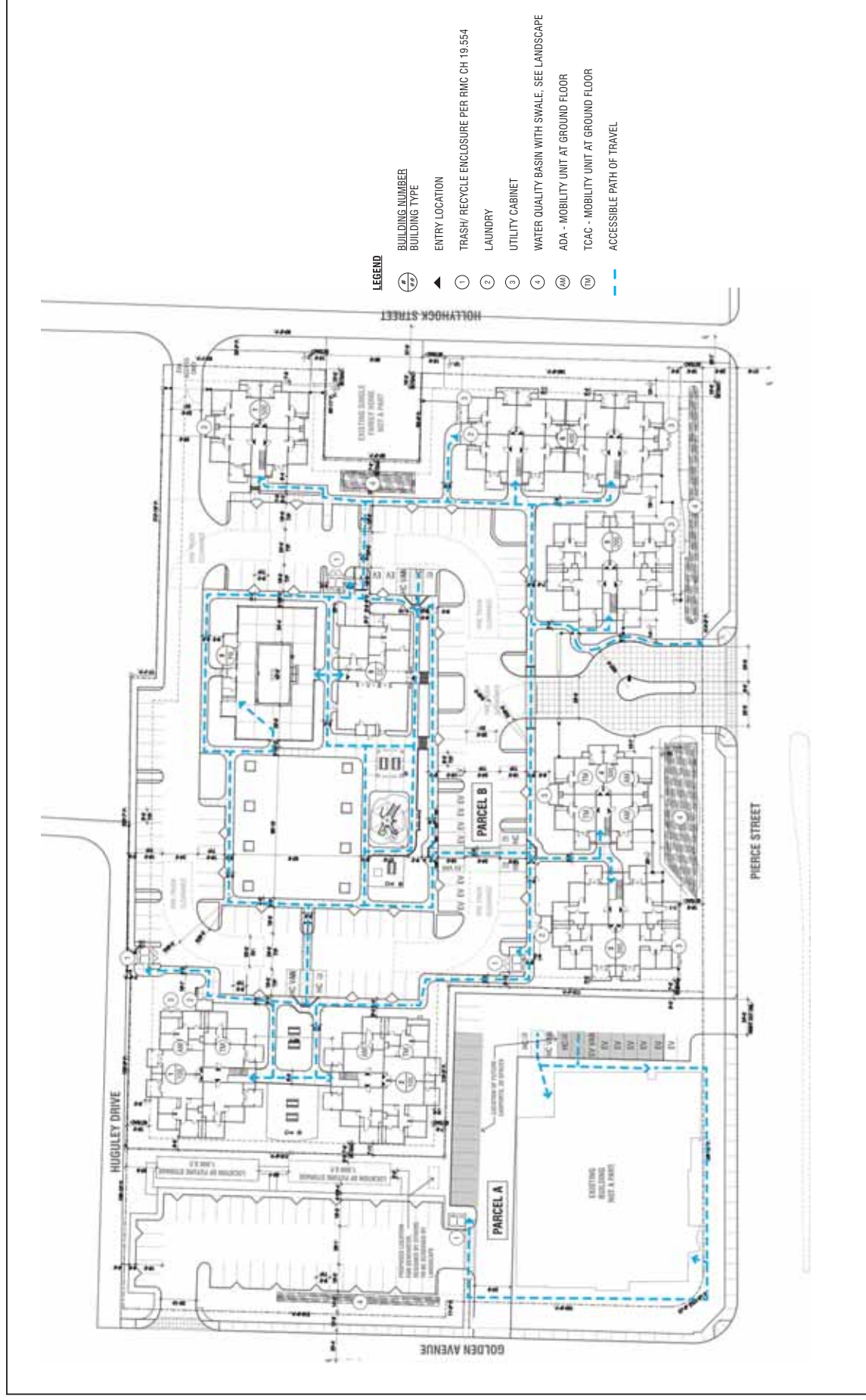
SOURCE: WHA (2020)

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P19-0553 - P19-0555, Exhibit 8 - Draft Negative Declaration

National Community Renaissance
La Sierra PSH Project
Site Plan

FIGURE 2



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Service |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation, which reflects the independent judgment of the City of Riverside, it is recommended that:

The City of Riverside finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

The City of Riverside finds 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. ☒

The City of Riverside finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

The City of Riverside finds 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. ☐

The City of Riverside finds 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 _____

Date _____

Printed Name & Title Nizar Slim, Associate Planner

For City of Riverside



ENVIRONMENTAL INITIAL STUDY

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and

- b. The mitigation measure identified, if any, to reduce the impact to less than significance.
- 9) 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?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)</p> <p>Less Than Significant Impact. The City’s General Plan 2025 policies aim at balancing development interests with broader community preservation objectives. The General Plan identifies hillsides and ridgelines in the City, as well as the City’s natural terrain and vegetation, as scenic vistas. For example, the La Sierra/Norco Hills, Sycamore Canyon Wilderness Park, Box Springs Park, and the peaks of Box Springs Mountain, Mt. Rubidoux, Arlington Mountain, Alessandro Heights and the La Sierra/Norco Hills provide scenic viewpoints of the City and the region. The project does not constitute hillside development (on slopes greater than 15 percent) where special considerations of the City’s natural terrain must be considered for impacts to scenic vistas. The site and immediate vicinity are not designated by the City’s General Plan for the preservation of scenic views.</p> <p>The project site is located within an urbanized area surrounded by existing development. The nearest scenic resource in proximity to the site is the La Sierra/Norco Hills located approximately 1.6 miles (8,243 feet) to the northwest. Other features in proximity to the project area include Mount Rubidoux approximately 7.3 miles to the northeast and the distant San Gabriel Mountains approximately 27 miles to the north. However, views from public areas in the vicinity of the project site include single-family and multifamily residential, institutional, and industrial uses. The project consists of the development of an apartment home community, which is consistent with the current pattern of residential development in the project area.</p> <p>Views of the La Sierra/Norco Hills are located approximately 1.6 miles to the northwest from existing residential uses adjacent to the west and north of the project site. These views are already obstructed by existing residential structures, vegetation, and existing perimeter walls delineating property boundaries. Travelers on local roadways would experience changes in on-site scenery, but existing views to more distant geographic features would be maintained. Since the project would be consistent with the residential nature of existing land uses, views available to local residents would be maintained because single-family homes, ornamental landscape, and utility poles already obstruct scenic vistas in the project area. Due to the mass and height of the proposed residential buildings on the site, local or regional scenic vistas would still be visible, and the project would not have significant adverse impacts on such areas. Through compliance with and implementation of General Plan/Specific Plan Policies and Zoning Code requirements, related to scenic vistas, direct, indirect and cumulative impacts to scenic vistas due to project implementation (including the General Plan Amendment, Zone Change, and Design Review) are less than significant impacts. No mitigation is required.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City’s Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)</p> <p>No Impact. The project site is currently partially developed with the Church Risk Management and Broadcast Center and storage buildings located in the southwestern corner of the site and five single-family residential rental homes that are owned by the Church. Adjacent land uses include single-family residential units to the north and east, a church and single-family residential units south of the site, and a school to the west of the site.</p> <p>No structure (historic or otherwise) or prominent geologic feature (e.g., rock outcropping) is located on site. There are no State scenic highways located near the project site. As designated by the City’s General Plan 2025, the proposed project is not located along or within view of a scenic boulevard, parkway, or special boulevard. The nearest scenic boulevard and parkway</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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to the project site is Riverwalk Parkway approximately 0.32 mile south of the project site, and the nearest special boulevard¹ to the project site is Magnolia Avenue approximately 2.7 miles east of the project site. The project site cannot be seen from either of these roadways due to intervening structures, trees, and topography.

No designated scenic resources, State scenic highways, or locally designated scenic roadways are on or adjacent to the project site. Therefore, the proposed project (including the General Plan Amendment, Zone Change, and Design Review) will have **no impact** directly, indirectly or cumulatively to scenic resource within a state scenic highway. No mitigation is warranted.

c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site the site and its surroundings? (Public views are those that are experienced from a publicly-accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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1c. Response: (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines, Riverside Municipal Code Section 19.100 and 19.570)

Less Than Significant Impact. The project site is in an urbanized portion of Riverside that is currently partially developed with the Church Risk Management and Broadcast Center, storage buildings located in the southwestern corner of the site, and five single-family rental homes owned by the Church. The proposed project envisions the development of 80 apartments, within seven buildings, which would continue the pattern of residential development within the project area in accordance with the City's General Plan and Zoning designations. Buildings on the project site will range from one to three stories in height and will be located on the site to allow for a smooth transition between the adjacent single-family residential neighborhoods to a multifamily residential use. The tallest of the on-site buildings will be developed fronting on Pierce Street while buildings lower in height will be located along the site boundaries (north and east) that are adjacent to the single-family residential neighborhoods.

Chapter 19.100 of the Riverside Municipal Code sets maximum development standards for parcels zoned as R-3-1500 as 29 dwelling units per gross acres; as such, the 19.5 dwelling units per acre the project is proposing on Parcel B of the project site is consistent with this development standards. The building heights will range between 30 and 40 feet tall, which is also consistent with the zoning requirements (however, the 40-foot tall buildings would be subject to the City of Riverside Community and Economic Development Director review and approval). The project will be required to provide 24,000 square feet of common open space and will meet these development standard requirements through development of 25,855 square feet of common open space. The proposed project will also be required to include private usable open space per unit. Ground floor units will be required to include 100 square feet per unit of private usable open space and upper story units will be required to include 50 square feet per unit of private usable open space. On-site water efficient landscaping will be provided and continuously maintained as set forth in Chapter 19.570 of the Riverside Municipal Code to increase the scenic quality of the proposed project site. Figures 3 through 6 show conceptual renderings of the project site. Figure 7 shows the conceptual landscape master plan.

The City of Riverside adopted the *Riverside Citywide Design Guidelines and Sign Guidelines* in 2007. Chapter III, Section B of the document provides residential design guidelines for multifamily residential uses. As part of the City's entitlement process, the project applicant is required to implement design features to comply with City requirements in providing development of scenic quality. The project has been designed to be compatible with the surrounding area and the project does not conflict with applicable zoning and other regulations regarding scenic quality. The City's Development Review Committee shall review the proposed development for consistency with the guidelines prior to entitlement. Therefore, the proposed project (including the General Plan Amendment, Zone Change, and Design Review) will not degrade the existing visual character of

¹ The City of Riverside, in the Circulation and Community Mobility Element of the Riverside General Plan 2025, defines scenic boulevards as arterial streets that require special landscaping, additional right-of-way, a raised median, and up to eight lanes.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the area. Direct, indirect, and cumulative impacts will be **less than significant** with implementation of the proposed project and no mitigation is required.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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1d. Response: (Source: General Plan 2025, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines)

Less Than Significant Impact. The project site is located in an area with existing outdoor lighting sources. Currently, sources of nighttime light originate from surrounding residential uses and streetlights, as well as from the single-family homes surrounding the site. The proposed lighting on the project site would include lighting typical of a multi-residential site, including lights from inside and outside the homes, entrance lighting, accent lights on landscaping features, and streetlights. The proposed lighting would be directed, oriented, and shielded to prevent light from shining onto adjacent properties. Although the lighting proposed by the project would increase lighting on the project site, compared to current conditions, the lighting would not result in substantial light or glare compared to surrounding development. Any new lighting proposed or required for the project would be constructed in accordance with *Section 19.590.070- Light and Glare* and the provisions of *Chapter 19.556 Lighting* of the City’s Municipal Code. Additionally, any exterior building materials would be constructed in accordance with *Chapter 19.710 – Design Review* of the City’s Municipal Code. Prior to the issuance of a building permit, the applicant will provide the City lighting plans for review and approval. Additionally, the City’s Development Review Committee shall review the proposed development to ensure exterior materials used for the construction of the multifamily residential use are compliant with City guidelines prior to entitlement. As such, the proposed project (including the General Plan Amendment, Zone Change, and Design Review) will have **less than significant impacts** directly, indirectly, or cumulatively that would adversely affect daytime or nighttime views due to glare and lighting. No mitigation is required.



PIERCE STREET

FIGURE 3

National Community Renaissance
 La Sierra PSH Project
 Conceptual Street Scene – Pierce Street



HOLLYHOCK STREET

FIGURE 4

*National Community Renaissance
La Sierra PSH Project*
Conceptual Street Scene – Hollyhock Street

SOURCE: WHA (2020)

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Note: Artist conception, Landscaping, colors, materials and application may vary.

VIEW FROM PIERCE STREET

FIGURE 5

*National Community Renaissance
La Sierra PSH Project*

Concept Rendering - View from Pierce Street

SOURCE: WHA (2020)

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Now: Artist conception. Landscape, colors, materials and application may vary.

VIEW FROM PIERCE STREET

FIGURE 6

National Community Renaissance
La Sierra PSH Project

Concept Rendering - View from Pierce Street

SOURCE: WHA (2020)

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FIGURE 7

National Community Renaissance
La Sierra PSH Project
Conceptual Landscape Plan