



PLANNING COMMISSION HEARING DATE: SEPTEMBER 9, 2021
AGENDA ITEM NO.: 2

SUMMARY

Table with 2 columns: Case Numbers and Request. Case Numbers: PR-2021-001058 (General Plan Amendments, Specific Plan Amendments, Zoning Text Amendment, Rezoning, and Environmental Impact Report). Request: Proposal by the City of Riverside to consider the Phase 1 Update of the General Plan 2025, consisting of the 6th Cycle Housing Element Update, the Public Safety Element Update, and Environmental Justice Policies (collectively, the Update). The Update consists of: 1) An amendment to the General Plan 2025 (GP 2025) to replace the Housing Element, Housing Element Technical Report, and Public Safety Element in their entirety; to incorporate an Environmental Justice Policies appendix; and to make minor text amendments throughout the remainder of the GP 2025 for consistency; 2) An amendment to the Land Use Policy Map of the GP 2025 to change the land use designation of 370 parcels to accommodate future residential and mixed-use development consistent with the 6th Cycle Housing Element Update; 3) Amendments to the Canyon Springs Business Park Specific Plan, Downtown Specific Plan, Hunter Business Park Specific Plan, La Sierra University Specific Plan, Magnolia Avenue Specific Plan, Riverside Marketplace Specific Plan, and University Avenue Specific Plan to accommodate future residential and mixed-use development consistent with the 6th Cycle Housing Element Update; 4) Amendments to Title 19 (Zoning) of the Riverside Municipal Code including, but not limited to, Articles V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Standards), IX (Land Use Development Permit Requirements/Procedures), and X (Definitions) that will: A) Streamline and facilitate future residential and mixed-use development, including the Innovation District, consistent with the 6th Cycle Housing Element Update; B) Achieve compliance with recently adopted State legislation; and C) Make other non-substantive technical and clarifying changes as necessary; 5) Amendments to the Zoning Map to rezone 512 parcels totaling approximately 460 acres to accommodate future residential and mixed-use development consistent with the 6th Cycle Housing Element Update; and 6) A Draft Environmental Impact Report.

Applicant	City of Riverside, Community and Economic Development Department
Project Location	Citywide
Ward	Citywide
Staff Planner	Matthew Taylor, Senior Planner 951-826-5944 mtaylor@riversideca.gov

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 Findings section of this report.

BACKGROUND

The Phase 1 General Plan Update (the Update) to the Riverside General Plan 2025 originally adopted in November 2017 consists of updates to the Housing and Public Safety Elements, as well as the development of Environmental Justice Policies.

The Update is being brought forth as the first phase of a planned comprehensive update of the City's General Plan to ensure compliance with mandatory statutory deadlines applicable to the Elements involved. The following provides a brief overview of the statutory requirements for the Update.

STATE REQUIREMENTS

Housing Element

The California Government Code requires that all cities and counties adopt a Housing Element as one of the mandatory components of their General Plan. The Housing Element establishes the City's housing-related policies to ensure that housing needs of all residents in Riverside are met. The Housing Element must also include an action plan to implement those policies and promote safe, decent, and affordable housing for all.

The Housing Element must be updated every eight years (known as a Cycle) to evaluate its effectiveness in achieving its stated housing goals and objectives, account for changes in the economic and regulatory landscape, and accommodate the City's Regional Housing Needs Assessment (RHNA) obligation. The City's 5th Cycle Housing Element was finalized in December 2017 and covers the time frame from 2013 to 2021. The 6th Cycle begins October 15th, 2021 and covers the period through 2029.

- Per State law, the specific purposes of the Housing Element are to:
- Assess both current and future housing needs and constraints; and
- Establish housing goals, policies and programs that provide a strategy for meeting the city's housing needs.

State law requires the following be included in the Housing Element:

- A detailed analysis of the City's demographic, economic and housing characteristics;
- A comprehensive analysis of the barriers to producing and preserving housing;
- A review of the City's progress in implementing its adopted housing policies and programs;
- Identification of goals, objectives, and policies, in addition to a full list of programs that will help the City carry out the plan's vision; and
- A list of sites that could accommodate new housing, demonstrating the City's ability to meet its target number of new homes established in the RHNA.

Assembly Bill (A.B.) 686 (Santiago, 2018) now requires that Housing Elements adopted after January 1, 2021 include an analysis of fair housing issues and meaningful actions intended to Affirmatively Further Fair Housing (AFFH). AFFH is defined by the legislature to mean "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 under State and Federal Fair Housing laws. The AFFH analysis must identify specific fair housing issues known to exist in the city; identify factors that contribute to those issues; and establish policies and actions intended to correct them.

Public Safety Element

California Senate Bill (S.B.) 1035 (Jackson, 2018) and S.B. 379 (Jackson, 2015) require that the Public Safety Element, one of the mandatory components of the General Plan, be updated concurrently with the Housing Element to address flood and fire hazards, climate adaptation and resiliency strategies that may not have been addressed in previous updates of the General Plan. Updating the Public Safety Element helps to ensure that the City takes action to reduce natural and man-made hazards and safety threats as well as respond quickly to any public safety incident.

Environmental Justice Policies

S.B. 1000 (Leyva, 2016) requires that when two or more General Plan elements are updated, the General Plan must also be revised to include Environmental Justice (EJ) policies that focus on reducing health risks from pollution exposure and other environmental conditions, promoting civic engagement, and prioritizing the needs of disadvantaged communities (also known as EJ communities). These policies may stand

alone in a separate General Plan Element or may be incorporated throughout the General Plan through the addition of new policies and actions.

Timeframe and Need for Compliance

The deadline to complete the Update is driven by the State's deadline for updating the Housing Element by October 15, 2021. The City's Phase 2 General Plan Update is expected to commence in late 2021 and be completed in 2024.

Timely adoption of the Housing Element is important for several reasons. Noncompliance with the State's Housing Element requirements – including failure to adopt the Housing Element by the mandatory October 15, 2021 deadline – can result in consequences including, but not limited to, ineligibility for crucial State funding and grant opportunities; the risk of litigation from third parties or the State itself; Court-ordered approvals of housing development projects; and Court-ordered restrictions on the City's ability to issue building permits (of any kind). Additionally, failure to adopt on time will obligate the City to more frequent updates of the Housing Element (every four years, instead of every eight) for up to two decades into the future.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PROCESS AND ROLES

California Department of Housing and Community Development

Every eight years, the California Department of Housing and Community Development (HCD) undertakes the RHNA process. This process results in an estimated number of housing units that must be planned for and accommodated across the State for the 8-year cycle to keep pace with housing need and expected demand. HCD considers observed and expected population growth, household characteristics and employment growth to determine the overall RHNA need for the State.

Recent legislation also requires that HCD consider how much housing should have been, but was not, constructed during previous cycles. This lack of production contributes to the ongoing housing availability and affordability crisis in California. HCD has determined that the State must plan for over 3.4 million homes by 2029 to address unmet need and expected household and population growth.

State housing policy, including the Housing Element Law, acknowledges the private market's role in meeting California's housing needs. Local governments must adopt plans and regulatory systems that provide opportunities and do not unduly constrain housing development; however, jurisdictions are not necessarily penalized if the market fails to produce the amount of housing that is needed. General Plans and land use regulations such as zoning must facilitate housing development in determining where, how, and how much housing can be built.

Southern California Association of Governments

The statewide RHNA need is then distributed to regional planning agencies who are responsible for allocating the portions of the RHNA to individual cities and counties. The Southern California Association of Governments (SCAG), which includes all of Ventura, Los Angeles, Orange, San Bernardino, Riverside and Imperial Counties, is estimated to have a population of approximately 20 million people and approximately 6.8 million households by 2029. HCD's final 6th-Cycle RHNA allocation for the six-county SCAG region is more than 1.3 million new units during this cycle. ([HCD Final Regional Housing Need Assessment – October 15, 2019](#)).

SCAG finalized its method of distributing these 1.3 million units across its 191 member jurisdictions in March 2020. The distribution method was approved by HCD and acknowledges:

- The lack of sufficient housing production over previous cycles is a major contributing factor to the current housing crisis;
- Each SCAG jurisdiction needs to do its fair share to facilitate housing for all income levels, but especially areas with access to higher resources, more jobs, and better opportunities; and
- Planning for housing must be consistent with other planning policy goals including more efficient land use patterns and reduction of greenhouse gas emissions ([SCAG Final RHNA Allocation Methodology – March 5, 2020](#)).

City of Riverside

For the 2021-2029 6th Cycle, the City of Riverside's RHNA obligation is 18,458 new housing units ([SCAG 6th-Cycle Proposed Final RHNA](#)). The RHNA obligation is broken down as follows:

Table 1 – City of Riverside RHNA

Income level	Income limit – percent of Riverside County median family income (\$75,300/year) ¹	Total number of units
Very Low Income	Less than 50% (\$37,650/year)	4,861
Low Income	50-80% (\$60,250/year)	3,064
Moderate Income	80-120% (\$90,360/year)	3,139
Above-Moderate Income	More than 120% (over \$90,360/year)	7,394
Subtotal		18,458
No Net Loss buffer (30%)		5,538
Total		23,996

¹Department of Housing and Urban Development [FY 2020 Income Limits Documentation System](#)

The Housing Element must demonstrate that there is enough land available and zoned to accommodate the development of at least 18,458 units throughout the City over the upcoming 6th Cycle. The City is responsible for tracking, monitoring, and reporting to the State, on an annual basis, the number of units produced (built) to meet the RHNA obligation.

Historically, the City has observed that many sites do not develop to their full density capacity, falling short of anticipated production. To ensure the City meets the minimum of 18,458 units, the City must identify enough sites that can provide an additional buffer of approximately 30% more units. This is known as “No Net Loss” and ensures that if sites are not developed at the density identified, are developed with uses other than housing, or otherwise become unavailable during the cycle, there is enough land in reserve to ensure the RHNA obligations are continuously met. As a result, the Housing Element includes the identification of enough sites to accommodate approximately 24,000 units for the 2021-2029 Cycle.

To estimate the number of affordable units, HCD uses density as a metric. Sites that allow moderate density (30 dwelling units per acre) are assumed to be able to accommodate housing affordable to low- and very low-income households. In the Update, the City must ensure that the number of affordable units are accommodated and that all reasonable

steps are taken to facilitate their development – including the adoption of policies and actions to encourage the development and preservation of affordable units in particular.

UPDATE PROCESS

In September 2020, City Council approved a contract for professional services to assist Staff with the Phase 1 General Plan Update. The overall project timeline is as follows:

Figure 1 - Project Timeline

2020		2021									
Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
<i>Data Gathering and Background Analysis</i>											
		<i>Community Workshops, Meetings and Stakeholder Input</i>									
			<i>Plan Development and Refinement</i>								
						<i>State Review of Draft Plan</i>					
					<i>Environmental Review & Environmental Impact Report</i>						
										<i>Final Public Hearings</i>	

Initial data gathering and background analysis began in Fall 2020 and lasted through late Winter 2021. This included conducting an assessment of existing General Plan 2025 Housing and Public Safety Element Objectives, Goals, Policies, and implementation actions; assembling relevant GIS data, property and permit records, policy documents and similar information for Housing and Public Safety; developing a Public Engagement Plan; and preparing a framework and format for the specific Element updates.

Public outreach and engagement began in December 2020 with the announcement of a series of virtual public workshops intended to introduce the project and begin collecting input on the approach to developing the Housing Element Opportunity Sites Inventory. This initial outreach phase also included contacting groups and organization partners and developing “interest lists”. Outreach activities have been continuous throughout the Update process; additional details on this component of the project are discussed in the Community Outreach and Engagement section of this report.

Plan development and refinement consisted of developing the preliminary Housing Element Opportunity Sites Inventory; identifying key Housing, Public Safety and Environmental Justice principles and policies; developing and refining potential zoning scenarios to meet the City’s RHNA obligation; initial drafts of the Housing Element, Public Safety Element and Environmental Justice Policies; and identifying a Preferred Alternative approach for Zoning and Specific Plan amendments in order to set a baseline for the California Environmental Quality Act (CEQA) process for the Update.

State review of the Draft Housing Element Update began in May 2021 with initial submission of the Draft Housing Element, including proposed Policies, Programs, Actions and the proposed Opportunity Sites Inventory to the state Department of Housing and Community Development (HCD) for an initial 60-day review. Formal comments from HCD were received in early July and are detailed in Exhibit 1.

Following this feedback, the Draft Housing Element Update was revised and resubmitted to HCD for a subsequent 30-day review on August 6, 2021. As of the writing of this report, a final determination of compliance from HCD is pending.

During this phase, initial coordination with CalFire on the draft Public Safety Element Update also took place, with a formal review by the state Board of Forestry and Fire Protection tentatively scheduled for late September 2021.

The CEQA environmental review process for the Update began with the finalization of a Preferred Alternative Opportunity Sites Inventory in March 2021. A Notice of Preparation of an Environmental Impact Report was published for public review and comment on April 5, 2021, and the Draft Environmental Impact Report was published for public review and comment on July 19, with the public review and comment period closing on September 2, 2021. Additional details on the CEQA process are described in the Environmental Review section of the report.

Final public hearings for the Update will consist of formal review and consideration of the entire Phase 1 General Plan Update by the Planning Commission and City Council.

Initial Sites Identified

As part of the Update, the Housing Element must include an inventory of potential sites to accommodate the City's RHNA obligation and No Net Loss buffer. The first step was to identify sites across the City that could potentially accommodate housing using criteria that included:

- Undeveloped or underdeveloped sites;
- Sites with high land value but low value of improvements (such as older, smaller buildings – improvement-to-value ratio);
- Excess zoned development capacity such as buildable height or floor area;
- Sites with vacant buildings or high rates of vacancy;
- Sites already zoned for housing during the previous 5th Cycle Housing Element Update that are still available for development;
- Lot sizes suitable for development (larger than 0.5 and smaller than 10 acres); and
- Sites with good access to transportation, employment, amenities, and services.

Sites were then removed from the potential inventory based on the following:

- Existing zoning protected by Proposition R and Measure C (i.e., sites zoned RC – Residential Conservation or RA-5 – Residential Agriculture);
- Location within housing-restrictive zones (Airport Land Use Compatibility Zone);
- Location within a high Fire Hazard Severity Zone;
- Location within a mapped floodplain;
- Lack of available infrastructure services such wet and dry utilities; and
- Sites located far from transportation, employment, amenities, and services.

In addition to the general identification criteria, special planning areas where future housing development could be focused based on existing or pending City policy were identified. These included:

- The Downtown Specific Plan Area, parts of which are uniquely suited to higher-density urban infill development;

- The proposed Innovation District, especially the triangle area north of Third Street and south of the 60/91/215 Interchange, with an aging industrial building stock that could accommodate a variety of redeveloped uses, including housing; and
- The Northside Specific Plan Area, specifically the areas where the recently adopted Specific Plan increased the residential development capacity.

This initial analysis yielded a preliminary inventory of approximately 2,270 acres Citywide.

Scenario Planning

The next step in the process included development of scenarios to meet the RHNA obligations. Not all sites identified in the preliminary inventory are currently zoned to allow for housing development. The following scenarios were created to explore options for how the RHNA obligations could be met:

- **Business as Usual Scenario** – No changes to existing zoning or allowed development on preliminary inventory sites. This scenario does not meet the City's goal of 24,000 units.
- **Dispersed Growth Scenario** – housing development is spread more widely across almost all inventory sites, generally at lower densities resulting in less intensive but more widespread land use changes. This scenario exceeds the City's goal of 24,000 units.
- **Focused Growth Scenario** – housing development is limited to strategic locations with superior access to transportation, employment, services, and amenities, generally at higher densities and more intensive land use changes. This scenario also exceeds the City's goal of 24,000 units.

Applying each of the scenarios above, with the exception of the Business as Usual scenario, to the preliminary sites inventory yielded significantly more potential development than necessary to achieve the City's target of 24,000 units. This meant that the inventory could be reduced in order to focus on the most suitable sites available.

Draft Preferred Alternative

The next step was to refine the preliminary sites inventory and develop a Preferred Alternative accommodate the RHNA obligation. Potential sites were prioritized for inclusion based on the following criteria:

- Sites that are entirely or almost entirely vacant;
- Sites where an owner or developer has expressly indicated interest in pursuing the development of housing;
- Sites that are already zoned for and not yet developed with housing;
- Sites that have a strong likelihood of redeveloping within the 6th-Cycle planning period, especially if the zoned development potential is increased; and
- Sites that have strong access to transportation, employment, services, and amenities.

Similarly, sites were identified for removal from the inventory based on the following criteria:

- Sites developed with buildings that were recently improved or renovated;
- Sites zoned for important jobs-producing industrial, business park or office uses;

- Sites comprised of smaller, disparately owned parcels that would require significant effort to assemble for viable development;
- Sites with numerous nonresidential leases that may be difficult or cost-prohibitive to unwind; and
- Sites that do not have strong access to infrastructure, transportation, employment, services, and amenities.

Following the application of these criteria, the Opportunity Sites Inventory was refined to approximately 800 acres across the City with a potential development yield of approximately 7,700 units under current zoning.

To develop recommended zoning for those sites that would need to be rezoned to meet the City's RHNA obligation (including a minimum density of 30 homes per acre for any site to count toward the City's lower-income share of units), the project team developed the following criteria based on location, transportation access and surrounding context (among other considerations):

- Sites fronting directly on Magnolia Avenue, Market Street (outside Downtown) and University Avenue (collectively identified as the "L Corridor") within the City's High Quality Transit Area (HQTAs)¹ should receive the highest density mixed-use designation (MU-Urban-Transit Area – 60 homes/acre)
- Other sites on the L Corridor should receive the moderate-density mixed use designation (MU-Village-Transit Area – 40 homes/acre)
- Sites not on the L Corridor, but on major arterials (such as Van Buren Boulevard, Chicago Avenue, La Sierra Avenue, etc.), should receive the moderate-density mixed use designation (MU-Village – 30 homes/acre)
- Sites within the HQTAs but not directly on either the L Corridor or a major arterial should receive the high-density multifamily designation (R-4 – 40 homes/acre)
- Other sites on major arterials, but not within the HQTAs, should receive a moderate-density multifamily designation (R-3-1500 – 29 homes/acre)
- Other sites not in any of the above categories should receive a lower-density multifamily designation (R-3-2500 – 17.4 homes/acre or R-3-2000 – 21.8 homes/acre)
- In certain locations, sites that present a unique opportunity to introduce neighborhood-serving mixed-use development, but are not on or near the L Corridor, should receive moderate-density mixed-use designation (MU-Village – 30 homes/acre). Examples of these include sites near the intersection of Arlington Avenue and Tyler Street; Five Points; and Van Buren Boulevard west of Wood Road.

Further refinements, including the addition and removal of sites based on new information about their suitability or availability, were made to the inventory through late Spring 2021.

Final Proposed Opportunity Sites Inventory

¹ Defined as within ½ mile (10-minute walk) of a transit station or public transit route or routes with 15-minute or better peak hour service (6am-9am and 3pm-7pm) (SCAG Connect SoCal 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy, Transit Technical Report, Appendix 1, September 2020).

Finalization of the proposed Opportunity Sites Inventory, including all proposed zoning changes, was necessary to begin the CEQA environmental review process for the Update, described in detail in the Environmental Review section of this report.

The final proposed Opportunity Sites Inventory consists of a total of 208 sites comprising 681 parcels and just under 722 acres of land across all seven Wards. The number of dwelling units these sites could realistically accommodate is estimated at approximately 23,500 units. Tables 1 and 2 below summarize the proposed Opportunity Sites Inventory by Ward and type of zoning proposed (Multifamily Residential, Mixed Use, or within one of three special focus areas – the Innovation District, the Northside Specific Plan, or the Downtown Specific Plan). A detailed list of proposed Opportunity Sites by Ward are also included as Exhibits 4 through 10.

Table 2 – Proposed Opportunity Sites Inventory - Units and Acres by Ward

Ward	Sites	Parcels	Acres	% Total Acreage	Dwelling Units	% Total Units
Ward 1	50	149	190.13	26.3%	9,137	38.9%
Ward 2	30	85	86.31	12.0%	3,350	14.2%
Ward 3	26	84	95.10	13.2%	2,315	9.8%
Ward 4	12	34	49.83	7.0%	1,071	4.6%
Ward 5	23	87	81.64	11.3%	2,135	9.1%
Ward 6	35	150	114.87	15.9%	3,198	13.4%
Ward 7	29	87	104.47	14.5%	2,311	9.8%
Total	205	676	722.35		23,517	

Table 3 – Proposed Opportunity Sites Inventory – Zoning Category Breakdown

Zoning Category	Parcels	Acres	% Land Area	Dwelling Units	% Total Units
Multifamily	175	201.61	27.9%	4,692	19.9%
Mixed Use	365	348.53	48.3%	10,205	43.4%
ID, NSP, DT Districts	136	172.21	23.8%	8,620	36.7%
Total	676	722.35		23,517	

Not every proposed Opportunity Site requires rezoning to help meet the City's RHNA obligation. Of 681 individual parcels, 516 are proposed to be rezoned (76% of the total). Of the remaining 165 parcels (24%), 82 parcels (12%) were rezoned during previous Housing Element Updates and are still available for housing development.

DISCUSSION

HOUSING ELEMENT UPDATE

The Housing Element Update consists of the Housing Plan (Exhibit 2), which is intended to replace the current General Plan Housing Element in its entirety, and the Technical Background Report (Exhibit 3). Implementing Actions for the Housing Element are contained in the Action Plan (Exhibit 29). Two Appendices to the draft Housing Element contain the proposed Opportunity Sites Inventory (Exhibits 4 through 10) and Development Case Studies (Exhibit 11).

Housing Plan

The Housing Plan articulates the City's overall approach to and strategy for meeting the current and future housing needs of all segments of the population. This approach is captured by the following proposed 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.

The Guiding Principle is further articulated by proposed Policies, which identify the key areas of focus for the City's housing-related priorities. Each Policy is supported by existing and planned Programs that describe the specific activities that the City proposes to continue or undertake to achieve the intent of the Policy. The Action Plan contains the specific, concrete steps the City will take to achieve the intent of each Policy, and indicates the relevant Programs and Action relationship.

The draft Housing Element Policies and Programs are summarized in the Table below.

Table 4 – Housing Element Policies and Programs

Number	Policy
HE-1	Affordable Housing: Preserve and increase affordable housing options, including subsidized and non-subsidized affordable units for lower-income and environmental justice communities, special needs, and under-served populations, with a particular emphasis on building community wealth.
HE-2	Homelessness: Expand housing and services that address the needs of the City's homeless population.
HE-3	Fair Housing: Promote safe, healthy, and attainable housing opportunities for all people regardless of their special characteristics as protected under State and Federal fair housing laws.
HE-4	Thriving Neighborhoods: Facilitate and encourage a variety of new housing types, including both single- and multi-family and missing middle housing, and the necessary public amenities to support a sense of community that results in equitable and sustainable neighborhoods.
HE-5	Regulations: Reduce and remove government barriers, where feasible and legally permissible, to reduce costs of housing production and facilitate both ownership and rental opportunities for all residents.
HE-6	Monitoring/Engagement: Ensure regular monitoring and reporting, including outreach to the public, on the status of housing in the City of Riverside.
HE-EJ-7	Development Process: Facilitate a development process that promotes design and rehabilitation of housing that is responsive to the needs and desires of the residents of environmental justice communities.
HE-EJ-8	Access to Food: Provide opportunities to access fresh, healthy, and affordable food from food sources that are accessible to neighborhoods and within a quarter mile of public transit.

Housing Technical Background Report

The Technical Background Report (TBR) supplements and supports the Housing Plan with a wide range of data and analysis on the state of housing in Riverside. The key findings of the TBR are also summarized in the preface to the Housing Plan.

The TBR consists the following six sections:

- **TBR 1 - Community Profile:** A profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs.
- **TBR 2 - Housing Constraints:** A review of the constraints to housing production and preservation. Constraints include potential market, governmental, policy, and environmental limitations to meeting the City's identified housing needs.
- **TBR 3 - Housing Resources:** An assessment of resources available to meet the City's objectives regarding housing production and preservation. Resources include land available for new construction and redevelopment, as well as the financial and administrative resources available.
- **TBR 4 - Past Performance:** Documents the City's achievements under the 2013-2021 5th Cycle Housing Element with respect to the actions and objective contained therein. This section also contains recommendations for program retention, revision, deletion, or addition to address current or future needs as well as addressing State requirements for the 6th Cycle.
- **TBR 5 - Community Outreach:** Provides a summary of the Community Outreach conducted during the Update process. This section discusses community participation in the planning process, documents all the outreach activities and efforts, and provides a summary of inputs and key topics from each outreach activity.
- **TBR 6 - Affirmatively Furthering Fair Housing (AFFH) Analysis:** All Housing Elements adopted on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively furthering fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics" under state and federal fair housing laws.

Housing Element Appendices

Two appendices to the draft Housing Element are provided. Appendix A – Opportunity Sites Inventory (Exhibits 4 through 10) consists of a table summarizing each Opportunity Site on a parcel-by-parcel basis and includes basic information including the site number, Assessor's Parcel Number (APN), lot acreage, existing and proposed Zoning and General Plan Land Use Designations, current development, anticipated number of units, and whether the site was included in previous Housing Element Sites Inventories. An aerial photo context map is also provided for each site.

Appendix B – Development Case Studies (Exhibit 11) presents a summary of development trends observed recent housing development projects in the City. This analysis provides the basis for the realistic development capacity assumptions used to estimate the potential for the identified Opportunity Sites to meet the City's RHNA obligation.

Opportunity Sites Rezoning Program

In order to meet the City's RHNA obligation through potential future housing development on the identified Opportunity Sites, several changes to the City's land use and development regulations are needed. As such, the Update includes the following recommended changes:

- Amendments to the General Plan Land Use Element Land Use Policy Map (Figure LU-10) for 370 identified Opportunity Sites to accommodate future housing development;
- Amendments to seven adopted Specific Plans to accommodate future housing development on opportunity sites located within those Specific Plans;
- Rezoning of 512 Opportunity Site parcels to accommodate future housing development; and
- Amendments to Title 19 (Zoning) of the Riverside Municipal Code to facilitate and streamline the development of housing on Opportunity Sites.

General Plan Amendments

Proposed General Plan Land Use and Zoning changes are depicted in Exhibits 13 and 15, respectively. The proposed Specific Plan and Zoning Code amendments are summarized below.

Specific Plan Amendments

The **Downtown Specific Plan (DSP)** consists of approximately 640 acres in the northern portion of the City and encompasses Downtown Riverside and its immediate surroundings. The DSP was created to facilitate and encourage development and improvements that help the community's vision of Downtown as the premier urban center of the Inland Empire region with a diverse mix of civic, cultural, commercial, residential and entertainment uses in a walkable, dynamic urban setting.

Proposed amendments to the DSP (Exhibit 16) are intended to build upon the recent successful introduction of high-quality urban infill development that has transformed Downtown Riverside into the region's only true 24-hour urban district as well as helping to meet the City's housing goals. To accomplish this, proposed amendments include:

- Expanding the Raincross District one block north of Fifth Street, between Orange and Mulberry Streets and one block south of Tenth Street between Almond Street and Main Street;
- Replacing the Neighborhood Commercial District with the Raincross District between Ninth Street and both sides of Mission Inn Avenue;
- Adding residential, mixed-use and hotel development as allowed uses within the Justice Center District at a maximum residential density of 140 homes per acre;
- Adding residential, mixed-use and hotel development as allowed uses within the Prospect Place Office District at a maximum residential density of 60 homes per acre (that may be increase with the granting of a Conditional Use Permit);
- Adding residential and mixed-use development as allowed uses within the Almond Street District, on properties that have frontage on Brockton Avenue only, at a maximum residential density of 60 homes per acre and a maximum height of three stories;
- Eliminating the Health Care District and replacing it with the Almond Street District west of the Riverside Community Hospital (RCH) campus and with the Prospect Place Office District east of the RCH Campus; and
- Adjusting parking requirements to encourage compact infill development in the Raincross and Justice Center Districts and the adaptive reuse of existing buildings with new uses throughout the Specific Plan area.

The **Magnolia Avenue Specific Plan**, developed in 1999 as part of the Magnolia/Market Corridor Study and adopted with the General Plan 2025 in 2007, focuses on the portion of Magnolia Avenue from the western City limits to the northern side of Riverside Community College at the southern boundary of Downtown, for an area totaling approximately 1,588 acres. The plan area consists of the following six Specific Plan districts:

- La Sierra (Buchanan Street to just east of Banbury Drive);
- Galleria (just east of Banbury Drive to Harrison Street);
- Arlington (Harrison Street to Jackson Street);
- Magnolia Heritage (Jackson Street to Arlington Avenue);
- Magnolia Center (Arlington Avenue to Jurupa Avenue); and
- Wood Streets (Jurupa Avenue to north side of Riverside Community College).

Proposed amendments (Exhibit 17) would be to Table 2.1, General Plan Land Use Designation by Acreage, of Chapter 2, Context; Chapter 3, Vision, Objectives, Goals and Policies; Figures 3.1, 3.3, 3.5, 3.7, and 3.9 and Tables 3.1, 3.2, 3.3, and 3.4; and Chapter 4, Land Use Regulations, Development Standards and Design Guidelines, to incorporate additional multi-family and mixed-use development on Housing Element Opportunity Sites throughout the Specific Plan, and to make other non-substantive technical and clarifying changes as necessary.

The **University Avenue Specific Plan** totals approximately 179 acres and is located on University Avenue, a main thoroughfare connecting the University of California, Riverside, campus and Riverside's historic Downtown. The Specific Plan promotes the long-term viability and rejuvenation of the University Avenue corridor, establishes and maintains a viable mix of land uses, encourages high-quality development, accommodates pedestrian activity, maintains visual continuity, and recognizes the interdependence of land values and aesthetics. Proposed amendments (Exhibit 18) include Table 2, Land Uses Permitted in Each Subdistrict, and Table 3, Additional Use Regulations, of Chapter 6, Land Use Regulations, to accommodate multi-family and mixed-use development on Housing Element Opportunity Sites throughout the Specific Plan and to make other non-substantive technical and clarifying changes as necessary.

The **Riverside Marketplace Specific Plan** totals approximately 200 acres. It establishes standards and guidelines for development within the plan area with the purpose of creating incentive to:

- Redevelop the Riverside Marketplace area;
- Preserve and enhance historic buildings and elements;
- Beautify the entrances to Downtown and University Avenue;
- Provide additional commerce and employment opportunities for the Eastside community; and
- Complement the redevelopment efforts occurring within the Downtown area.

Proposed amendments (Exhibit 19) would be to Figures 4, Land Use Plan; 4a, General Plan Designations; 5, Phasing Plan; and 8, Sub Area Plan, to add approximately 4.72 acres to the Mixed Use Marketplace Sub Area to facilitate residential and mixed-used development on an opportunity site located within the Specific Plan.

The **Canyon Springs Business Park Specific Plan** is a regionally oriented mixed-use development that combines commercial, office, entertainment, and recreational uses within an area of approximately 222 acres. This plan includes 10 planning areas for a commerce center of retail commercial, office, and recreational uses with appropriate public, quasi-public, and private services and facilities necessary to accommodate shopping, employment, service, and recreational needs. Proposed amendments (Exhibit 20) would be to Section 1, Introduction and Background, to incorporate approximately 34.4 acres of mixed-use development within Planning Area 1 and to make other non-substantive technical and clarifying changes as necessary.

The **Hunter Business Park Specific Plan** is an approximately 1,300-acre planned industrial park northeast of Downtown. The Specific Plan includes an Industrial Area Framework that establishes the basic structure of the development and concepts for open space, public services, land use, and circulation. Proposed amendments (Exhibit 21) would be to Chapter III, Development Standards and Design Guidelines, to incorporate 1.38 acres of mixed-use development within the General Industrial subdistrict.

The **La Sierra University Specific Plan** is approximately 531 acres in the western portion of the City. The Specific Plan envisions a mixed-use community that allows for the expansion of the La Sierra campus and development of the university's surplus lands. It includes a diverse mix of residential types and densities to provide opportunities for faculty, staff, and retirees from the La Sierra University community, and others. Proposed amendments (Exhibit 22) would be to Chapters 1 through 5 (Introduction, Existing Conditions and Planning Context, Overall Plan and Policies, Land Use Regulations and Development Standards, and Design Standards and Guidelines) to accommodate multi-family and mixed-use development on approximately 22.9 acres and to make other non-substantive technical and clarifying changes as necessary.

Zoning Changes and Code Amendments

Amendments to Title 19 (Zoning) of the Riverside Municipal Code are proposed to streamline and facilitate future development of housing on Opportunity Sites as well as bring the Zoning Code into compliance with requirements of state law as it relates to specific development regulations and types of housing. Proposed amendments (Exhibit 23) include, but are not limited to:

- 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 through the application of four Sub-Districts including:

- Industrial Emphasis – up to 2.0 Floor Area Ratio (FAR);
 - Employment Emphasis – up to 100 homes per acre and 6.0 FAR;
 - Residential Emphasis – up to 150 homes per acre and 5.0 FAR; and
 - Eastside Transition Zone – up to 60 homes per acre and 1.5 FAR.
- 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;
 - 19.910 – Definitions – Updates to and addition of various definitions associated with other Zoning amendments mentioned above; and
 - Other non-substantive technical and clarifying changes, as necessary.

PUBLIC SAFETY ELEMENT UPDATE

The Public Safety Element Update consists of the draft Public Safety Plan (Exhibit 26), which is intended to replace the current General Plan Public Safety Element in its entirety, and the Technical Background Report (Exhibit 27). Implementing Actions for the Public Safety Element are contained in the Action Plan (Exhibit 29).

Public Safety Plan

The Public Safety Element incorporates information on natural and human-caused hazards, along with new policies related to environmental justice, wildfire prevention, climate change, and pandemic preparedness and response, among others. The purpose of the Public Safety Element is to reduce the potential short- and long-term risk of death, injuries, property damage, and economic and social disruption resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Other locally relevant safety issues—such as emergency response, hazardous material spills, and response to global pandemics like COVID-19—are included. Policies and implementable actions include methods for minimizing risks, as well as ways to minimize economic disruption and speed up recovery following disaster. The overarching

objective of the Public Safety Element is summarized by the following proposed 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.

The Guiding Principle is further articulated by proposed Policies, which identify the key areas of focus for the City's public safety-related priorities. Certain policies that cover broad areas of City activities are further broken down into subtopics. Each Policy is supported by specific Actions contained in the Action Plan contains the specific, concrete steps the City will take to achieve the intent of each Policy. The draft Public Safety Element Policies are summarized in Table 5 below.

Table 5 – Public Safety Element Policies

Number	Policy
PSE-1	Natural Hazards: Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding, drought, and structural and wildland fires.
PSE-2	Hazardous Materials: Minimize the risk of potential hazards associated with management and transport of hazardous materials.
PSE-3	Transportation: Minimize the risk of potential hazards associated with air and ground transportation.
PSE-4	Emergency Services: Provide high-quality and responsive police, fire, and emergency services to all residents and businesses in Riverside.
PSE-5	Pandemic: Provide high-quality and responsive public health services to all residents of Riverside.
PSE-6	Homelessness: Reduce homelessness in Riverside through coordinated implementation of and equitable accessibility to public safety, economic, and social programs.
PSE-7	Climate Adaptation and Resiliency: Identify key potential impacts of climate change on City organizations, infrastructure, natural resources, and residents and develop adaptation pathways and resiliency pathways to address them.

Public Safety Technical Background Report

The Public Safety Element Technical Background Report (TBR) provides information concerning City Department activities, policies, programs, and strategic plans related to public safety, including police and fire services, emergency operations, emergency preparedness and emergency response public health services, planning, public works, public utilities, drought preparation and response, and homelessness solutions. This information supports the development of Policies and Action Items that are included in the PSE and stand-alone Action Plan.

ENVIRONMENTAL JUSTICE POLICIES

The Environmental Justice Policies component of the Update consists of proposed EJ policies for the nine remaining Elements of the General Plan 2025 (Exhibit 28). The proposed EJ policies are intended as a framework for incorporating EJ principles into all future General Plan elements as part of the Phase 2 Update. EJ-related policies are also

incorporated within the draft Housing and Public Safety elements. Implementing Actions for the EJ policies are contained in the Action Plan (Exhibit 29).

Environmental Justice Communities

As defined by the U.S. Environmental Protection Agency (2021), environmental justice is “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.” The need to promote environmental justice within and beyond California’s communities has arisen out of a history of disproportionate environmental harm borne by low-income and minority populations due to compounded exposure to environmental hazards, often leading to adverse health outcomes and compromised quality of life.

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” (California Code, Health and Safety Code Section 39711); 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” (Gov. Code, § 65302, subdivision (h)(4)(A)).

Environmental justice communities within the City were identified using the California Communities Environmental Health Screening Tool (CalEnviroScreen), a 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. CalEnviroScreen provides statewide data that can be used to identify communities disproportionately affected by, or vulnerable to, environmental pollution and contaminants. The mapping tool contains 12 indicators related to pollution burden and eight indicators that track population characteristics and other vulnerabilities.

Environmental Justice Policies

Senate Bill 1000 amended California Government Code Section 65302 to require that both cities and counties that have environmental justice communities, as defined, incorporate environmental justice policies into their general plans, either in a separate environmental justice element or by integrating related goals, policies, and objectives throughout the other elements upon the adoption or next revision of two or more elements concurrently. The purpose of the legislation is to address the “unique or compounded health risks” in environmental justice communities by decreasing pollution exposure, increasing community assets, and improving overall health. The following EJ actions are proposed to supplement the existing Objectives,

Goals and Policies of nine Elements of the GP 2025:

Table 6: Environmental Justice Policies

Number	Policy
LAND USE AND URBAN DESIGN ELEMENT	
LU-EJ-1.0	Housing Location: Ensure New Housing Developments Adhere to Local, State and Federal Requirements to avoid disproportionate impacts on Environmental Justice Communities
LU-EJ-2.0	Public Engagement: Ensure the Citywide Community Engagement Policy provides community members with opportunities to participate in decisions that affect their environment and health
CIRCULATION AND COMMUNITY MOBILITY ELEMENT	
CCM-EJ-1.0	Active Transportation: Promote physical activity and transportation to address negative health outcomes, particularly among environmental justice communities
CCM-EJ-2.0	Transportation Options: Encourage increased public transportation and multi-modal transportation choices as means of reducing roadway congestion and associated air pollution and promoting overall health
EDUCATION ELEMENT	
ED-EJ-1.0	Education: Coordinate with public school districts, charter and private K-12 schools and local universities and college to promoted equity in educational facilities and opportunities for the entire community
NOISE ELEMENT	
N-EJ-1.0	Noise: With a particular focus on environmental justice communities, reduce noise pollution by enforcing noise reduction and control measures within and adjacent to residential neighborhoods
AIR QUALITY ELEMENT	
AQ-EJ-1.0	Air Quality: Ensure that land use decisions, including enforcement actions, are made in an equitable fashion to protect residents and workers in environmental justice communities from short- and long-term effects of air pollution
PARKS AND RECREATION ELEMENT	
PR-EJ-1.0	Parks and Recreation: Distribute recreational facilities equitably throughout Riverside's neighborhoods
PUBLIC FACILITIES AND INFRASTRUCTURE ELEMENT	
FI-EJ-1.0	Health Care: Coordinate with healthcare providers to expand healthcare access for residents of Environmental Justice Communities
ARTS AND CULTURE ELEMENT	
AC-EJ-1.0	Arts and Culture: Promote equitable distribution of arts and cultural facilities across the City
HISTORIC PRESERVATION ELEMENT	
HP-EJ-1.0	Historic Preservation: Encourage identification and preservation of historic and cultural resources associated with communities whose histories and historical contributions are not well documented

ACTION PLAN

The Action Plan allows the City of Riverside to implement the Policies and Programs contained in the 2021 Housing, Public Safety Element and Environmental Justice Policies

and Actions. It provides City Staff and community stakeholders with a comprehensive list of actions while identifying the responsible group and timeframe.

The Action Plan is a working document that can be used to track the progress on implementing the General Plan. The Action Plan includes details on what should be completed and the responsible City lead.

COMMUNITY OUTREACH AND ENGAGEMENT

Public Outreach Summary

Public input is essential in preparing the Update to ensure its success. The City is undertaking an inclusive process in which all residents have the chance to participate. State planning law requires that the City engage the public and include all stakeholders and income groups.

When public outreach activities for the Update began in early January 2021 at the peak of the COVID-19 Pandemic in the United States, the City was in the State's most restrictive Purple, meaning that opportunities for in-person engagement were essentially nonexistent. As with all outreach during this period, the City shifted to a variety of virtual and on-line mechanisms to engage residents as the priority is to protect health and stop the spread of COVID-19.

By Summer 2021, the effectiveness of the statewide vaccination campaign and diligent efforts to manage the spread of the disease meant that City facilities could begin to reopen fully, and in-person meetings and engagement activities could resume. This enabled, for the first time since the start of the project, a series of five in-person community meetings across six Wards to share the project with the public and to solicit input.

Throughout all phases of the Project – and all iterations of pandemic-related restrictions – the City took a multifaceted approach to engage residents. The Housing Element Technical Background Report TBR 5 – Public Outreach (Exhibit 3) contains a detailed report of all outreach activities conducted, levels of participation, and key themes of the feedback that was received. In summary, outreach activities included:

- Updates and presentations to the City Council Housing & Homelessness Committee (May 2021) and Planning Commission (March and August 2021)
- Individual Councilmember briefings at each phase of the Update
- Six virtual public workshops in January, February, May, and June 2021;
- Ward-based in-person community updates in June and July 2021;
- Virtual focus group meetings as requested;
- One-on-one consultations with residents and stakeholders as requested;
- A dedicated project website;
- Two online surveys;
- Online ranking feedback forms for each of the draft Housing and Public Safety Elements and Environmental Justice Policies
- Map.Social – an online map-based feedback and commenting tool;
- Interactive Housing Opportunity Sites web map;
- Noticed public hearings before the Planning Commission and City Council;

- Recorded public meetings posted online;
- Letters to individual property owners and occupants of Opportunity Sites Inventory properties;
- Postcard notices to property owners within 300 feet of Opportunity Sites;
- Flyer distribution at emergency food distribution events with City partners;
- Electronic billboard announcements;
- Social media outreach through official City channels;
- Media kits including flyers, social media graphics and copy distributed to individual Councilmembers for each event; and
- Regular email blasts to over 50,000 recipients.

Comment Letters

As of the publication of this report, the City has received 35 written comments and 14 eComments collected throughout the course of the project, from February 2021 to the present. All comments are included as Exhibit 34 of this report.

ENVIRONMENTAL REVIEW

A Draft Environmental Impact Report (DEIR) has been prepared for the Update pursuant to Sections 15161 and 15126.6 of the California Environmental Quality Act (CEQA) and City of Riverside CEQA Resolution No. 21106 (Exhibit 31). These sections indicate that an EIR should focus primarily on the changes in the environment that would result from the project. The EIR should also describe a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives but would avoid or substantially lessen any of the significant effects and evaluate the comparative merits of the alternatives.

A Notice of Preparation of an Environmental Impact Report was published for the project on April 5, 2021, and a virtual public scoping meeting was held on April 22, 2021. The NOP included the publication of an Environmental Initial Study that identified the environmental topics that would be analyzed further in the DEIR.

The DEIR includes an analysis of potential effects associated with 21 environmental topics, including Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Paleontological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Cumulative Impacts.

To evaluate the potential environmental impacts of the project, the DEIR assumes that all proposed Opportunity Sites to be rezoned would be developed with 100% of the maximum density allowed during the 8-year 6th Cycle. As a result, the DEIR analyzes the potential addition of 31,564 dwelling units to the City. However, it is highly unlikely that this amount of development would occur, as the realistic development capacity of the Opportunity Sites is approximately 24,000 units (based on the development trends analyzed in Appendix B of the draft Housing Element [Exhibit 11]).

The DEIR also analyzes four alternatives to the project: a No Project Alternative; a Dispersed Growth Alternative; a Focused Growth Alternative; and a Limited Opportunity Sites Alternative. With the exception of the No Project Alternative, each of these is designed to accommodate the City's RHNA obligation through various approaches to site identification and proposed zoning changes.

The PEIR concludes that the Update would have potentially significant impact to Biological Resources, Cultural Resources, Paleontological Resources, Hazards and Hazardous Materials, and Tribal Cultural Resources, but that with implementation of mitigation measures, these impacts would become less than significant. Significant and unavoidable impacts are expected to Air Quality, Greenhouse Gas Emissions, Noise, and Transportation, and impacts would remain significant even after implementation of mitigation. Impacts to Population and Housing would be significant and unavoidable, and there is no mitigation available to reduce this impact. As such, a Statement of Overriding Considerations is required to be adopted by the City Council.

Pursuant to CEQA, a 45-day public review and comment period was provided beginning July 19, 2021 and ending Thursday, September 2, 2021. A Notice of Availability was mailed to individuals that participated in any of the engagement opportunities or requested to be notified of project actions, various Federal, State, regional, and local government agencies, and other interested parties, including the agencies/interest groups that commented on the Notice of Preparation, and the State Clearinghouse. Additionally, a one-eighth page ad was published in the Press Enterprise advising of the availability of the DEIR and the timing of the public comment period. All comments received will be addressed in a Final EIR to be published prior to City Council consideration of the Update.

Comments received 6 comment letters on the EIR to date are included in Exhibit 32.

FINDINGS

Zoning Code Amendment Findings pursuant to Chapter 19.810.040

- 1) The proposed Zoning Code Text Amendment, Rezoning, and Specific Plan Amendments as part of the Housing Element Update are generally consistent with the goals, policies, and objectives of the General Plan;
- 2) The proposed Zoning Code Text Amendment, Rezoning, and Specific Plan Amendments as part of the Housing Element Update will not adversely affect surrounding properties; and
- 3) The proposed Zoning Code Text Amendment, Rezoning, and Specific Plan Amendments as part of the Housing Element Update promote public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. HCD Preliminary Comments
2. Draft Housing Element
3. Draft Housing Element Technical Background Report
4. Draft Housing Element Appendix A – Ward 1 Opportunity Sites
5. Draft Housing Element Appendix A – Ward 2 Opportunity Sites
6. Draft Housing Element Appendix A – Ward 3 Opportunity Sites

7. Draft Housing Element Appendix A – Ward 4 Opportunity Sites
8. Draft Housing Element Appendix A – Ward 5 Opportunity Sites
9. Draft Housing Element Appendix A – Ward 6 Opportunity Sites
10. Draft Housing Element Appendix A – Ward 7 Opportunity Sites
11. Draft Housing Element Appendix B – Development Case Studies
12. Existing General Plan Land Use Map
13. Proposed General Plan Land Use Map
14. Existing Zoning Map
15. Proposed Zoning Map
16. Downtown Specific Plan Amendments
17. Magnolia Avenue Specific Plan Amendments
18. University Avenue Specific Plan Amendments
19. Riverside Marketplace Specific Plan Amendments
20. Canyon Springs Business Park Specific Plan Amendments
21. Hunter Business Park Specific Plan Amendments
22. La Sierra University Specific Plan Amendments
23. Draft Zoning Code Text Amendments – Redline
24. Draft Zoning Code Text Amendments – Clean
25. Draft Innovation District Master Plan
26. Draft Public Safety Element
27. Draft Public Safety Element Technical Background Report
28. Draft Environmental Justice Policies
29. Draft Action Plan
30. Draft General Plan Minor Text Amendments
31. Draft EIR
32. Draft EIR Public Comments to Date
33. Interactive Opportunity Sites Map
34. Public Comments (Not Related to EIR)

Prepared by: Matthew Taylor, Senior Planner
Reviewed by: David Murray, Principal Planner
Approved by: Mary Kopaskie-Brown, City Planner