



FINAL | DECEMBER 2017

2014 - 2021 Housing Element Update Housing Implementation Plan

ENVIRONMENTAL IMPACT REPORT



Prepared by:

Michael Baker

INTERNATIONAL

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**FINAL
ENVIRONMENTAL IMPACT REPORT**

**2014 – 2021 Housing Element Update
Housing Implementation Plan
SCH NO. 2017041039**



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CITY OF RIVERSIDE

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10.0 MITIGATION MONITORING AND REPORTING PROGRAM

The mitigation measures that will be implemented to avoid/reduce the Project’s potential environmental impacts are specified in DEIR [Section ES](#) and [Section 4.0](#). Public Resources Code (PRC) Section 21081.6 requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to the proposed development:

... the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.

PRC Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting/monitoring requirements, to be enforced during Project implementation, must be defined before Final EIR certification.

The following mitigation monitoring table lists mitigation measures that can be included as conditions of approval for the Project. These measures correspond to those outlined in DEIR [Section ES](#) and [Section 4.0](#). To ensure that the mitigation measures are properly implemented, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to identify the timing and responsibility for monitoring each measure. The City of Riverside will have the primary responsibility for monitoring and reporting implementation of the mitigation measures.



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Air Quality																													
AQ-1	<p>In accordance with SCAQMD Rule 403, the contractor shall control excessive fugitive dust emissions during construction through regular watering or other dust prevention measures, and through compliance with SCAQMD Rule 402, which requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. As specified in the SCAQMD's Rules and Regulations, the following shall be implemented during construction:</p> <ul style="list-style-type: none"> All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the construction site to prevent excessive amounts of dust. A construction relations officer shall be appointed to act as a community liaison concerning on-site construction activity including resolution of issues related to particulate matter generation. During daily construction activities, unpaved access roads, parking areas, and staging areas shall be paved or water shall be applied every three hours, non-toxic soil stabilizers applied. More frequent watering shall occur if dust is observed migrating from the site during site disturbance. Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, watered twice daily, or non-toxic soil binders shall be applied. All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour. Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area. Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be provided to reduce mud/dirt trackout from unpaved truck exit routes. Alternatively, a wheel washer shall be used at truck exit routes. On-site vehicle speed shall be limited to 15 miles per hour. Before departing the construction site, all material to be transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. Construction trucks shall be rerouted away from congested streets or sensitive receptor areas. Construction drawings shall specify SCAQMD Rule 402 and Rule 403 requirements. 	Project Contractors		✓		Public Works Department																							
AQ-2	<p>To reduce ROG emissions resulting from application of architectural coatings, the contractor for future development exceeding the SCAQMD construction thresholds shall implement the following measures during construction:</p> <ul style="list-style-type: none"> High-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent shall be used; Coatings and solvents used shall have a ROG content lower than required under Rule 1113; and Pre-painted construction materials shall be used. 	Project Contractors		✓		Public Works Department																							
AQ-3	<p>Construction-Related Emissions. Prior to demolition, grading, or building permit approval, and in accordance with SCAQMD's promulgated methodology protocols, an Air Quality Assessment for Construction-Related Emissions shall be prepared for projects that would exceed the development scenario of 774 DU and 878,720 SF non-residential uses, or the exclusively residential scenario of 1,007 DU, and that would exceed the following SCAQMD significance thresholds for construction-related emissions (or those in place at the time of the development application). Future development shall mitigate construction-related emissions to below SCAQMD's thresholds of significance.</p> <table border="1" data-bbox="357 1391 1274 1582"> <thead> <tr> <th rowspan="2">Phase</th> <th colspan="6">Pollutant (lbs/day)</th> </tr> <tr> <th>VOC</th> <th>NO_x</th> <th>CO</th> <th>SO_x</th> <th>PM₁₀</th> <th>PM_{2.5}</th> </tr> </thead> <tbody> <tr> <td>Construction-Related</td> <td>75</td> <td>100</td> <td>550</td> <td>150</td> <td>150</td> <td>55</td> </tr> </tbody> </table> <p>CO = carbon monoxide; VOC = volatile organic compounds; NO_x = nitrogen oxides; PM₁₀ = particulate matter smaller than 10 microns; PM_{2.5} = particulate matter smaller than 2.5 microns Source: South Coast Air Quality Management District, <i>CEQA Air Quality Handbook</i>, 1993. Revised November 1993.</p>	Phase	Pollutant (lbs/day)						VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}	Construction-Related	75	100	550	150	150	55	Air Quality Specialist	✓			Planning Division			
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	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}																							
Construction-Related	75	100	550	150	150	55																							
AQ-4	<p>Operational Emissions. Prior to demolition, grading, or building permit approval, and in accordance with SCAQMD's promulgated methodology protocols, an Air Quality Assessment for Operational Emissions shall be prepared for multi-family residential projects proposing 541 dwelling units or more that would exceed the following SCAQMD thresholds of significance for operational emissions (or those in place at the time of the development application). Future development shall mitigate operational emissions to below SCAQMD's thresholds of significance.</p>	Air Quality Specialist	✓			Planning Division																							



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AQ-5	<p>A project-specific Health Risk Assessment shall be conducted for future residential development proposed within 500 feet of the SR-91 freeway right-of-way, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook. The Health Risk Assessment shall evaluate a project per the following SCAQMD thresholds:</p> <ul style="list-style-type: none"> Cancer Risk: Emit carcinogenic or toxic contaminants that exceed the maximum individual cancer risk of 10 in one million. Non-Cancer Risk: Emit toxic contaminants that exceed the maximum hazard quotient of one in one million. <p>The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a "hazard index," expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index less of than one (1.0) means that adverse health effects are not expected.</p> <p>If projects are found to exceed the SCAQMD's Health Risk Assessment thresholds, mitigation shall be incorporated to reduce impacts to below SCAQMD thresholds.</p>	Air Quality Specialist	✓			Planning Division																							
AQ-6	<p>Future residential development shall not be located closer than 1,000 feet from any existing or proposed distribution center/warehouse facility which generates a minimum of 100 heavy truck trips per day, or 40 truck trips with transport refrigeration units (TRUs) per day, or TRU operations exceeding 300 hours per week, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook. If future residential development cannot meet this setback, a project-specific Health Risk Assessment shall be prepared to evaluate a project for the SCAQMD thresholds (i.e., carcinogenic risk equals or exceeds 10 in one million; acute non-carcinogenic hazard index equals or exceeds one; and/or if chronic non-carcinogenic hazard index equals or exceeds one, as outlined above). If projects are found to exceed the SCAQMD's Health Risk Assessment thresholds, mitigation shall be incorporated to reduce impacts to below SCAQMD thresholds.</p>	Air Quality Specialist	✓			Planning Division																							
Biological Resources																													
GP FPEIR MM BIO-1	<p>To reduce potential direct and indirect impacts to Federal Species of Concern, California Species of Special Concern, California Species Animals or plants listed on the lists one through four of the California Native Plant Society (CNPS) Inventory not covered under the MSHCP, a habitat assessment shall be prepared by a qualified biologist for projects located on undeveloped sites with potential to impact these species. The report shall specify mitigation to avoid or reduce potential impacts to less than significant.</p> <ul style="list-style-type: none"> If the findings of the habitat assessment show no sensitive species or suitable habitat exists on site, then no additional surveys or mitigation measures are required. If the potential for sensitive species exists or suitable habitat exists on site, focused surveys or mitigation, if identified in the habitat assessment, shall be completed. Focused surveys conducted in the appropriate season for each species, as identified in the habitat assessment report, shall be conducted to determine presence/absence status. If no sensitive species are identified through focused surveys, then no additional surveys or mitigation measures are required. If sensitive species are found on site and are not avoided by project design, then additional mitigation measures as recommended by a qualified biologist shall be implemented to avoid or reduce impacts to less than significant. 	Qualified Biologist	✓			Planning Division																							
BIO-1	<p>Prior to demolition, grading, or building permit approval of candidate sites located within areas that could impact riparian/riverine habitat or federally protected wetlands as defined by California Fish and Game Code 1600 et seq. and Clean Water Act Sections 401 and 404, a qualified biologist shall prepare an assessment. The assessment shall include, at a minimum, identification and mapping of any wetland or riparian/riverine resources present; evaluation of plant species composition; a soils analysis (where appropriate); avoidance and impacted wetland/riparian/riverine areas; and applicable mitigation measure(s) to avoid or reduce impacts to these resources to less than significant.</p>	Qualified Biologist	✓			Planning Division																							
BIO-2	<p>Prior to demolition, grading, or building permit approval, the project proponent shall provide written notification to the Community & Economic Development Department that the alteration of any water course or wetland, located either onsite or on any required offsite improvement areas, complies with California Fish and Game Code and U.S. Army Corps of Engineers' review and approval per California Fish and Game Code Section 1600 et seq. and Clean Water Act Sections 401 and 404. Copies of the approval from the relevant agencies shall be submitted to the Community & Economic Development.</p>	Project Proponent	✓			Community & Economic Development Department																							



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BIO-3	Prior to demolition, grading, or building permit approval, an assessment/jurisdictional delineation by a qualified biologist shall be prepared and submitted to the Planning Division for review and approval, for candidate sites located within areas that could impact federally protected wetlands as defined by Clean Water Act Section 404. The assessment shall include, at a minimum, identification and mapping of any wetlands present; evaluation of plant species composition; a soils analysis (where appropriate); avoidance and impacted wetland areas; and applicable mitigation measure(s) for proposed impacts to wetlands. The project proponent shall provide written notification to the Community & Economic Development Department that the alteration of any water course or wetland, located either onsite or on any required offsite improvement areas, complies with the U.S. Army Corps of Engineers Section 404 Nationwide permitting requirements. Copies of any agreements along with the notification shall be submitted to the Community & Economic Development.	Qualified Biologist Project Proponent	✓			Planning Division Community & Economic Development Department			
Cultural and Tribal Cultural Resources									
GP FPEIR MM Cultural 1	Candidate sites with high archaeological sensitivity shall be surveyed for archaeological resources by qualified individuals who meet the Secretary of the Interior's Standards and Guidelines regarding archaeological activities and methods. If potentially significant prehistoric archaeological resources are encountered during the archaeological survey, these shall be analyzed/processed managed in accordance with State and City regulations.	Qualified Archaeologist	✓			Planning Division			
GP FPEIR MM Cultural 2	Avoidance is the preferred treatment for known prehistoric and historical archaeological sites and sites containing Native American human remains. Where feasible, project plans shall be developed to avoid known archaeological resources and sites containing human remains. Where avoidance of construction impacts is possible, the site shall be landscaped in a manner which will ensure that indirect impacts from increased public availability to these sites are avoided. Where avoidance is selected, archaeological resource sites and sites containing Native American human remains shall be placed within permanent conservation easements or dedicated open space areas.	Project Applicant	✓			Planning Division			
GP FPEIR MM Cultural 3	In accordance with the law, avoidance and/or preservation in place of known prehistoric and historical archaeological resources and sites containing Native American human remains are not feasible management options, the following mitigation measures shall be initiated: a. Prior to demolition, grading, or building permit approval for a project, a Phase II (i.e., test-level) Research Design shall be developed detailing how the archaeological resources investigation will be executed and providing specific research questions that will be addressed through the Phase II Testing Program. The Phase II Testing Program shall be designed to define site boundaries further and assess the structure, content, nature, and depth of subsurface cultural deposits and features. Emphasis shall also be placed on assessing site integrity, cultural significance and the site's potential to address regional archaeological research questions. These data shall be used for two purposes: to discuss culturally sensitive recovery options with the appropriate Tribe(s) if the resource is of Native American origins, and to address the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility for the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The Research Design shall include measures in compliance with the established regulatory framework to reduce impacts to less than significant. For sites determined ineligible for listing on either the CRHR or NRHP, execution of the Phase II Testing Program would suffice as the necessary level of data recovery and mitigation of project impacts to this resource. b. A participant-observer from the appropriate Native American Band or Tribe shall be used during all archaeological excavations involving sites of Native American concern. c. Prior to demolition, grading, or building permit approval, the City's consultant shall complete the Phase II Testing Program as specified in the Research Design. The results of this Program shall be presented in a technical report that follows the County of Riverside's Phase II Cultural Resources Testing & Evaluation Standard Scope of Work. The Phase II Report shall be submitted to the appropriate Tribe and the City's Cultural Heritage Board. d. If the cultural resource is identified as being potentially eligible for either the CRHR or NRHP, a Phase III Data Recovery Program to mitigate project effects shall be initiated. The Data Recovery Treatment Plan detailing the Phase III Program objectives shall be developed, in consultation with the appropriate Tribe, and contain specific testable hypotheses pertinent to the Research Design and relative to the sites under study. The Phase III Data Recovery Treatment Plan shall be submitted to the City's Cultural Heritage Board and/or Cultural Heritage Board staff and the appropriate Tribe. e. After Treatment Plan completion, the Phase III Data Recovery Program for affected, eligible sites shall be completed. Typically, a Phase III Data Recovery Program involves the excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as being eligible for listing on the CRHR or NRHP. A participant-observer from the appropriate Native American Band or Tribe shall be used during archaeological data-recovery excavations involving sites of Native American concern. At the Phase III Program's conclusion, a Phase III Data Recovery Report shall be prepared, following the County of Riverside's Outline for Archaeological Mitigation or Data Recovery. The Phase III Data Recovery Report shall be submitted to the appropriate Tribe and the City's Cultural Heritage Board. f. All archaeological materials recovered during Phase II Testing or Phase III Data Recovery program implementation shall be subject to analysis and/or processing as outlined in the Treatment Plan. If materials are of the type, which will be transferred to a curation facility, they shall be cleaned, described in detail, and analyzed including laboratory and analytical analysis. Materials to be curated may	Qualified Archaeologist Project Proponent	✓	✓		Planning Division			



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	include archaeological specimens and samples, field notes, feature and burial records, maps, plans, profile drawings, photo logs, photographic negatives, consultants' reports of special studies, and copies of the final technical reports. All project related collections subject to curation should be suitably packaged and transferred to facility that meets the standards of 36 CFR 79 for long-term storage. Culturally sensitive treatment of certain artifacts may require treatment other than curation and as specified in the Treatment Plan, but it should be noted that Native American Graves Protection Repatriation Act (NAGPRA) provisions pertaining to Native American burials, sacred objects, and objects of cultural patrimony would come into effect when ownership of the collections transfer to a curation repository that receives Federal funding, unless otherwise agreed to with non-curation methods of treatment. g. The project proponent shall bear the expense of identification, evaluation, and treatment of all cultural resources directly or indirectly affected by project-related construction activity. Such expenses may include, archaeological and Native American monitoring, pre-field planning, field work, post-field analysis, research, interim and summary report preparation, and final report production (including draft and final versions), and costs associated with the curation of project documentation and the associated artifact collections. On the City and the project proponent's behalf, the final technical reports detailing the Phase II Testing or Phase III Data Recovery programs results shall be submitted to the appropriate Native American Tribe and to the California Historical Resources Information System (CHRIS) Eastern Information Center (EIC) for their information and where it would be available to other researchers.								
GP FPEIR MM Cultural 4	The following mitigation measures shall be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American remains that may be inadvertently discovered during construction of projects proposed in the City's 2014-2021 Housing Element Update: a. In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and the culturally affiliated Native American Tribe's representative, with knowledge in cultural resources, shall monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity. b. If buried archaeological resources are uncovered during construction, all work shall be halted in the discovery's vicinity until a registered professional archaeologist can visit the site of discovery and assess the archaeological resource's significance and origin. If the resource is determined to be of Native American origin or a potentially significant cultural resource, these shall be analyzed/processed in accordance with State and local regulations, which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered. c. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, CEQA Guidelines 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 48 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the MLD's recommendation and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.	Grading Contractors Registered Professional Archaeologist		✓		Planning Division			
GP FPEIR MM Cultural 5	To address potential impacts to historic resources that may be adversely affected by future development allowed by the proposed project, mitigation including, but not limited to, the following shall be considered: For adverse impacts to individual historic resources, such as: those on the National Register, California Register or City Landmark, Structure of Merit eligible, mitigation considered shall include the following in the order of preference: a. Avoidance. b. Changes to the structure provided pursuant to the Secretary of Interior's Standards. c. Structure relocation. d. Structure recordation to HABS/HAER standard if demolition is allowed. For adverse impacts to a City designated Historic District, mitigation considered shall include, but not limited to, in order of preference: a. Avoidance. b. Property recordation to HABS/HAER standard if demolition is allowed. c. Demolition is to be considered only if mitigation as described above is not feasible.	Project Applicant	✓			Planning Division			



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GP FPEIR MM Cultural 6	Any application for projects within the Magnolia Avenue Specific Plan (MASP) boundaries for all undeveloped properties and for developed properties where the project application indicates the need for extensive excavation to a depth reaching native (i.e., previously undisturbed) soils, as determined by a geological survey, shall require the following: a. Evaluation of the site by a qualified archaeologist retained by the Project applicant(s), which would include at a minimum a records search, a Phase I walkover survey, and preparation of an archeological report containing the results of this evaluation and specifying the mitigation necessary to avoid or reduce impacts to less than significant, in accordance with State and local regulations. No further action is necessary unless the Phase I survey determines that a Phase II/III survey(s) are necessary. If a Phase II/III are necessary the following conditions shall apply: i. Prior to demolition, grading, or building permit approval, the project applicant shall retain an archaeological monitor to monitor all ground-disturbing activities to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation. b. Prior to demolition, grading, or building permit approval, the project archaeologist shall file a pre- grading report with the City to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in (c) above, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Tribe(s) in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist. c. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" (MLD). The MLD shall then make recommendations and engage in consultations concerning treatment of the remains as provided in Public Resources Code 5097.98. d. The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project to the MLD for proper treatment and disposition. e. All sacred sites shall be avoided and preserved as the preferred mitigation. f. If inadvertent discoveries of subsurface archaeological/ cultural resources are discovered during grading, the Project applicant(s)/developer, the project archaeologist and the Tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the project applicant and the Tribe(s) cannot agree on the significance or the mitigation for such resources, these items will be presented to the City for decision. The City shall make the determination based on California Environmental Quality Act (CEQA) requirements with respect to archaeological resources and shall take into account the religious beliefs, customs and practices of the Tribe(s).	Qualified Archaeologist	✓			Planning Division			
CUL-1	Prior to demolition, grading, or building permit approval, any candidate site with buildings over 45 years in age not subject to previous identification, recordation on Department of Park and Recreation (DPR) 523 Forms, and NRHP, CRHR, and/or City of Riverside-designated Structures/Resources of Merit eligibility evaluation (as appropriate) within the last five years, shall be evaluated by a Secretary of the Interior Qualified Cultural Resource Professional specializing in Architectural History. Results of the evaluation shall specify site-specific mitigation requirements.	Secretary of the Interior Qualified Cultural Resource Professional	✓			Planning Division			
CUL 2	Concurrent with the proposed Zoning Code Map Amendment (Planning Case No. P17-0180), and to avoid potential impacts to previously recorded City of Riverside-designated contributors to the Arlington Village Commercial Neighborhood Conservation Area, Candidate Site W5G1S19 shall be avoided through exclusion (i.e., Tool H-21, Rezoning Program).	Planning Division	✓			Community & Economic Development Department			
CUL-3	To avoid impacts to previously recorded historic resources located within 50 feet of construction activities involving pile driving (if any) on the candidate sites listed below, prior to demolition, grading, or building permit approval for the candidate sites, a site-specific Construction Protection Plan (CPP) shall be prepared by a qualified Historic Building Architect. The CPP shall specify mitigation to avoid or reduce impacts to less than significant.	Qualified Historic Building Architect	✓			Planning Division			



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Source: BCR Consulting, Cultural Resources Records Search for the City of Riverside 2014-2021 Housing Element Rezoning Program, Table A, Records Search Results (One Half-Mile Radius), August 3, 2017.</p> <p>To provide adequate protection to the adjacent previously recorded historic resource, the CPP shall include the following components, pursuant to the National Park Service Preservation Tech Notes, Temporary Protection Number 3, Protecting a Historic Structure During Adjacent Construction:</p> <ol style="list-style-type: none"> 1. Protocol for consultation between the historic building owner and project applicant to identify potential risks, negotiate changes, and agree upon protective measures; 2. Requirements for documentation of the condition of the adjacent historic building prior to any demolition/construction work, in a manner consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. 3. Protective measures to be implemented at both the construction site and the historic site. 4. Mitigating the effects of vibrations shall begin during the consultation process when acceptable levels shall be set and alternative processes specified, as required. If vibrations are likely to damage adjacent structures, specific measures to mitigate potential impacts shall be identified during the consultation process. Alternative measures to be considered include the following, among others, as required: <ul style="list-style-type: none"> • Pile cushioning, jetting, predrilling, cast-in-place systems, or resonance-free vibratory pile drivers; • Hand demolition as a substitute when conventional demolition activities would cause excessive vibrations; • If pile driving is likely to damage adjacent structures, non-displacement piles that are inserted in bored holes rather than driven, "jacking-in" or pressing the piles into the ground, or other equally effective measure; and • Delivery entry and exit points that are located the further distance possible/feasible from the historic site. 5. Procedures for regular monitoring during construction to: identify damage; evaluate the efficacy of protective measures already in place; and identify and implement additional corrective measures, if needed. Continual crack and vibration monitoring shall be provided as a warning system to prevent exceedances of previously established (during the Consultation phase) safe thresholds. 6. All damage to historic structures shall be restored to its preexisting condition. 	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CUL-4	To avoid impacts to previously recorded resources located adjacent to candidate sites identified in CUL-3, prior to demolition, grading, or building permit approval for the candidate sites, the project applicant shall substantiate that: <ul style="list-style-type: none"> The Contractor conducting work on the construction site has submitted documents pertaining to protection of historic resources (i.e., Construction Protection Plan (CPP)) to the Community & Economic Development Department. Promotion of CPP awareness among all project participants. A Worker Historic Resources Awareness Program has been developed for implementation prior to demolition, grading, or building permit approval. The Program shall be implemented to educate all construction personnel (employees of contractors and subcontractors) who work on the project site or related facilities during demolition and construction concerning the adjacent historical resource. The training may be presented on electronic media in the form of a video recording. The construction plans specify that the Contractor shall not locate any equipment or deliver any materials or commence any work whatsoever that may impact adjacent historic resources. Each Contractor-Generated Submittal shall include the following: <ol style="list-style-type: none"> General location map of the development site showing where work on the Contract will be performed, including notation on the map of location of the historic resource (s). Listing of materials, products or construction equipment to be used in the course of the Contract that have the potential to come in contact with the historic resource, and the proposed methods to be employed to prevent any damage to said historic resources. In the event that the Contractor identifies potentially more effective and/or efficient methods of protection as construction proceeds, the Contractor shall provide said measures to the Community & Economic Development Department. Adjustments and modifications shall be documented with the City and on construction drawings. 	Project Applicant Project Contractor	✓			Community & Economic Development Department			
CUL-5	If excavation activities include digging deeper than 10 feet below the ground surface, a qualified paleontologist shall be contracted to monitor construction activities. If construction activities uncover potential paleontological (fossil) resources, construction would be temporarily halted within 50 feet of the find until the resources' significance is determined by a qualified paleontologist. The paleontological monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays, and to remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitors shall have stop-work authority to temporarily halt or divert equipment to allow removal of abundant or large specimens. The paleontologist shall identify and permanently preserve all recovered specimens and facilitate curation into an established, accredited, professional museum repository with permanent retrievable storage. The paleontologist shall have a written repository agreement prior to the initiation of recovery activities. The qualified paleontologist shall complete a report describing the methods and results of the monitoring and data recovery program that shall be submitted to the City.	Qualified Paleontologist Paleontological Monitor		✓		Planning Division			
Greenhouse Gas Emissions									
GHG-1	GHG Emissions. Prior to demolition, grading, or building permit approval, and in accordance with SCAQMD's promulgated methodology protocols, a Greenhouse Gas Emissions Assessment shall be prepared for multi-family residential developments that would exceed SCAQMD's tiered-approach requirements and the following SCAQMD thresholds of significance (or those in place at the time of the development application). Future development shall mitigate GHG emissions to below SCAQMD's thresholds of significance. <ul style="list-style-type: none"> Residential Uses: 3,000 metric tons of CO₂ equivalent per year (MTCO₂eq/yr); or Efficiency-Based (through Year 2020): 4.8 MTCO₂eq per service population (SP) per year; or Efficiency-Based (post Year 2020): 3.0 MTCO₂eq/SP/year. 	Air Quality Specialist	✓			Planning Division			
Hazards and Hazardous Materials									
HAZ-1	Prior to any renovation or demolition or building permit approval, an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector shall conduct an asbestos survey to determine the presence or absence of asbestos containing-materials (ACMs). If the asbestos survey reveals ACMs, asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403 prior to any activities that would disturb ACMs or create an airborne asbestos hazard.	Certified Building Inspector	✓			Planning Division			
HAZ-2	If paint is chemically or physically separated from building materials during structure demolition, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. If lead-based paint is found, abatement shall be completed by a qualified lead specialist prior to any activities that would create lead dust or fume hazard. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Project Engineer.	Qualified Environmental Professional		✓		City Project Engineer			



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HAZ-3	Prior to any renovation, or demolition, grading or building permit approval, a formal Phase I Environmental Site Assessment (ESA) shall be prepared for any vacant, commercial, and industrial properties involving hazardous materials or waste. The Phase I ESA shall be prepared in accordance with ASTM Standard Practice E 1527-05 or the Standards and Practices for All Appropriate Inquiry (AAI), prior to any land acquisition, demolition, or construction activities. The Phase I ESA would identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified hazardous materials Environmental Professional with Phase II/site characterization experience prior to land acquisition, demolition, and/or construction. The Environmental Professional shall identify proper remedial activities, if necessary.	Qualified Environmental Professional	✓			Planning Division			
HAZ-4	If the contractor discovers unknown wastes or suspect materials during construction that are believed to involve hazardous waste or materials, the contractor shall: <ul style="list-style-type: none"> • Immediately cease work in the suspected contaminant's vicinity, and remove workers and the public from the area; • Notify the City's Project Engineer; • Secure the area as directed by the Project Engineer; and • Notify the implementing agency's Hazardous Waste/Materials Coordinator. The Hazardous Waste/Materials Coordinator shall advise the responsible party of further actions that shall be taken, if required.	Project Contractor		✓		City Project Engineer Hazardous Waste/ Materials Coordinator			
HAZ-5	Concurrent with the proposed Zoning Code Map Amendment (Planning Case No. P17-0180), and to avoid potential impacts to March Air Reserve Base/Inland Port Airport operations within Zone C2, Flight Corridor Zone, the following candidate sites shall be avoided through exclusion of these properties from the Project (i.e., Tool H-21, Rezoning Program): W4G3S13; and W4G4S36.	Planning Division	✓			Community & Economic Development Department			
Land Use and Planning									
LU-1	Concurrent with the proposed Zoning Code Map Amendment (Planning Case No. P17-0180), and to avoid potential conflicts with the Riverside Municipal Code and partially developed or entitled sites, the following properties shall be avoided through exclusion of these candidate sites/properties from the Project (i.e., Tool H-21, Rezoning Program): <ul style="list-style-type: none"> • W3G4S11 (entire site); • W3G4S09 (entire site); • W2G2S03 (entire site); • W4G3S13 (entire site); • W4G4S36 (entire site); • W5G1S02 (partial, APN's 234080031, 234080032, 234091012, and 234091013 only); • W5G1S11 (entire site); • W5G1S19 (entire site); • W6G4S17 (partial, APN 143040011 only); • W6G4S20 (partial, APN's 143080026 and 143080032 only); • W6G4S26 (entire site); • W6G4S33 (entire site); • W6G4S34 (entire site); and • W6G4S41 (partial, APN's 145082036, 145161007, 145161004, and 145161008 only). 	Planning Division	✓			Community & Economic Development Department			
Noise									
NOI-1	To reduce construction-related noise impacts, Project applicants shall require construction contractors to implement a site-specific Noise Reduction Program, which includes the following measures, ongoing through demolition, grading, and/or construction: <ul style="list-style-type: none"> • Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds), wherever feasible. • Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used (this muffler can lower noise levels from the exhaust by up to approximately 10 dBA). External jackets on the tools themselves shall be used where feasible (this can achieve an approximately 5.0-dBA reduction). Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible. • Stationary construction-related noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible. 	Project Applicant Project Contractors		✓		Planning Division			



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NOI-2	<p>Prior to demolition, grading, or building permit approval, the project applicant shall submit to the Community & Economic Development Department a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures shall include the following:</p> <ul style="list-style-type: none"> A procedure and phone numbers for notifying the Community & Economic Development Department and Police Department (during regular construction hours and off-hours); A requirement for a sign to be posted on-site specifying the permitted construction days and hours and complaint procedures, and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours); and A requirement for a preconstruction meeting to be held with the job inspectors and general contractor/on-site Project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed. 	Project Applicant	✓			Community & Economic Development Department																																
NOI-3	<p>To avoid impacts to vibration sensitive land uses (i.e., non-engineered timber and masonry buildings) located within a 50-foot radius of pile driving activities, prior to demolition, grading, or building permit approval, the following measures shall be specified on the project plans and implemented during construction:</p> <ul style="list-style-type: none"> Pile driving within a 50-foot radius of vibration sensitive land uses shall utilize alternative installation methods (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers) such that vibration velocities from the alternative construction activity would fall below the 0.2 the inch/second threshold. The preexisting condition of all vibration sensitive land uses within a 50-foot radius of proposed pile driving shall be documented during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by pile driving, if any. Fixtures and finishes susceptible to damage and within a 50-foot radius of pile driving shall be documented (photographically and in writing) prior to demolition, grading, or building permit approval. All damage shall be repaired/restored to its preexisting condition. 	Project Applicant Project Contractor	✓	✓		Community & Economic Development Department																																
NOI-4	<p>Traffic and Stationary Source Noise Impacts. Prior to demolition, grading, or building permit approval, an Operational Noise Assessment shall be prepared for multi-family residential projects that would result in the following:</p> <ul style="list-style-type: none"> Existing Plus Project and Future Plus Project Traffic Noise Impacts: A permanent increase in ambient noise levels of 3.0 dB or greater and a noise level that would exceed the following applicable Riverside Municipal Code Title 7 interior/exterior noise standards at the noise sensitive receptor (or those in place at the time of the development application). Stationary Noise Impacts: A noise level that would exceed the following applicable Riverside Municipal Code Title 7 interior/exterior noise standards at the noise sensitive receptor (or those in place at the time of the development application). <p>Future development would be required to mitigate noise impacts for compliance with RMC Title 7 noise standards:</p> <table border="1" data-bbox="379 1225 1209 1669"> <thead> <tr> <th rowspan="2">Land Use</th> <th colspan="2">RMC Title 7 Noise Standards</th> </tr> <tr> <th>Interior</th> <th>Exterior</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>35 dBA (10 PM to 7 AM) 45 dBA (7 AM to 10 PM)</td> <td>45 dBA (10 PM to 7 AM) 55 dBA (7 AM to 10 PM)</td> </tr> <tr> <td>Office/Commercial</td> <td>N/A</td> <td>65 dBA (any time)</td> </tr> <tr> <td>Industrial</td> <td>N/A</td> <td>70 dBA (any time)</td> </tr> <tr> <td>Community Support</td> <td>N/A</td> <td>60 dBA (any time)</td> </tr> <tr> <td>Public Recreation Facility</td> <td>N/A</td> <td>65 dBA (any time)</td> </tr> <tr> <td>Non-urban</td> <td>N/A</td> <td>70 dBA (any time)</td> </tr> <tr> <td>School</td> <td>45 dBA (7 AM to 10 PM while school is in session)</td> <td>N/A</td> </tr> <tr> <td>Hospital</td> <td>45 dBA (any time)</td> <td>N/A</td> </tr> </tbody> </table> <p>Source: City of Riverside Municipal Code Title 7, Noise Control.</p>	Land Use	RMC Title 7 Noise Standards		Interior	Exterior	Residential	35 dBA (10 PM to 7 AM) 45 dBA (7 AM to 10 PM)	45 dBA (10 PM to 7 AM) 55 dBA (7 AM to 10 PM)	Office/Commercial	N/A	65 dBA (any time)	Industrial	N/A	70 dBA (any time)	Community Support	N/A	60 dBA (any time)	Public Recreation Facility	N/A	65 dBA (any time)	Non-urban	N/A	70 dBA (any time)	School	45 dBA (7 AM to 10 PM while school is in session)	N/A	Hospital	45 dBA (any time)	N/A	Noise Specialist	✓			Planning Division			
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Public Services and Recreation									
GP FPEIR MM REC-1	Future development shall provide developed parks or pay applicable Park Development Impact Fees to the City of Riverside Parks, Recreation, and Community Services Department prior to demolition, grading, or building permit approval.	Project Applicant	✓			Planning Division Parks, Recreation and Community Services Department			
GP FPEIR MM REC-2	The City shall re-evaluate Park Development Impact Fees on an annual basis to ensure that the fees collected from new development appropriately pay for the development of required park acreage.	Parks, Recreation and Community Services Department		Annually		Planning Division			
Transportation and Traffic									
TRA-1	<p>Payment of Transportation Uniform Mitigation Fees (TUMF). To mitigate impacts to roadway levels of service and in accordance with RMC Chapter 16.68, <i>Transportation Uniform Mitigation Fee</i>, and specifically the provisions of RMC Section 16.68.060 concerning the procedures for the levy, collection, and disposition of fees, the project applicant shall pay the appropriate TUMF, to fund their proportionate fair share of the following roadway improvements:</p> <p><u>Existing (2017) Plus Project Conditions</u></p> <ul style="list-style-type: none"> • #4 - Arlington Avenue (between Magnolia Avenue and SR-91 Southbound Ramps). Widening of this roadway from four to six lanes (two additional lanes, one in each direction). This improvement shall account for the bikeway that exists along this roadway segment, in accordance with the City of Riverside Bicycle Master Plan, as well as the existing transit route. • #28 - Van Buren Boulevard (between Rudiell Street and Mockingbird Canyon Road). Widening of this roadway from four to six lanes (two additional lanes, one in each direction). This improvement shall account for the bikeway that is proposed along this roadway segment, in accordance with the City of Riverside Bicycle Master Plan, as well as the existing transit route. • #29 - Van Buren Boulevard (between Mockingbird Canyon Road and Washington Street). Widened of this roadway from four to six lanes (two additional lanes, one in each direction). This improvement shall account for the bikeway that is proposed along this roadway segment, in accordance with the City of Riverside Bicycle Master Plan, as well as the existing transit route. • #30 - Van Buren Boulevard (between Washington Street and Wood Road). Widening of this roadway from four to six lanes (two additional lanes, one in each direction). This improvement shall account for the bikeway that exists along this roadway segment, in accordance with the City of Riverside Bicycle Master Plan, as well as the existing transit route. • #33 - Van Buren Boulevard (between Limonite Avenue and Jurupa Avenue). Widening of this roadway from four to six lanes (two additional lanes, one in each direction). <p><u>Cumulative/Future (2040) Plus Project Conditions</u></p> <ul style="list-style-type: none"> • #28 - Van Buren Boulevard (between Rudiell Street and Mockingbird Canyon Road). See mitigation described above. 	Project Applicant	✓			Public Works Department			
TRA-2	<p>Traffic Operations Assessment. Prior to grading and/or building permit approval, a Traffic Operations Assessment shall be required for future development that results in any one of the following:</p> <ol style="list-style-type: none"> 1. Generates 100 or more new peak hour vehicle trips; 2. Does not conform with the City of Riverside's Access Management Guidelines; 3. The project site is located within 1,000 feet of a roadway or intersection where three or more reported vehicular accidents have occurred in a 12-month period, or five or more reported vehicular accidents in a 24-month period, and where the installation of traffic controls or improvements could reduce vehicular accidents; or 4. The closest intersection, if greater than 1,000 feet from the project site, or segment of roadway between the project and the closest intersection, have had three or more reported vehicular accidents in a 12-month period, or five or more reported vehicular accidents in a 24-month period, and where the installation of traffic controls or improvements could reduce vehicular accidents. 	Traffic Specialist/ Engineer	✓			Public Works Department			
TRA-3	Riverside County Congestion Management Program (CMP). Payment of Transportation Uniform Mitigation Fee (TUMF) shall be required prior to issuance of grading and/or building permits, which mitigates potentially significant traffic/circulation impacts to CMP facilities.	Project Applicant	✓			Public Works Department			
Utilities and Service Systems									
GP FPEIR MM UTL-2	In order to mitigate potential impacts to adequate wastewater treatment plant capacity, the City will review population and development trends with respect to capacity of the treatment plant in 2020 to assure growth is occurring as expected under the Typical Project development scenario which can be accommodated with the present plant and planned expansions. If the review finds that development is outpacing what would be expected under the typical level, then mitigation and funding mechanisms shall be implemented to address expected capacity deficiencies. Options for mitigation could include, but are not limited to, such approaches as outlined below:	Public Works Department		Annually		Planning Division			



2014 – 2021 HOUSING ELEMENT UPDATE HOUSING IMPLEMENTATION PLAN									
MITIGATION MONITORING AND REPORTING PROGRAM									
Mitigation Measure No.	Mitigation Measure	Implementing Party	Phase / Timing			Responsible Party	Completed		Comments
			Pre-Con ¹	During Con	Post-Con		Initials	Date	
	1. Upgrade the 52.5 mgd wastewater treatment plant to accommodate excess growth, or 2. Construct a new 40 mgd wastewater treatment plant. This plant could be funded by new development (General Plan Policy PF-3.2), or 3. Develop an agreement with WMWD to take on additional wastewater generated within the City's service area.								
GP FPEIR MM UTL-1	In order to mitigate potential impacts related to the need for expanded entitlements for water supply if population growth exceeds Typical Project level, the City will review population and development trends with respect to water sources and supply in 2015 and 2020 to assure that growth is occurring as expected under the Typical Project development scenario which can be accommodated with present and expected water sources. If the review finds that development is outpacing what would be expected under the typical level, then mitigation and funding mechanisms shall be implemented to address expected deficiencies. Options for mitigation could include, but are not limited to, such approaches as outlined below: 1. Acquire additional water from WMWD or other wholesale provider, or 2. Implement water conservation regulations to provide incentives and/or penalties to achieve necessary water conservation.	Public Works Department		Annually		Planning Division			
GP FPEIR MM UTL-4	The City will review the County Waste Management Annual Reports to California Integrated Waste Management Board (CIWMB) every five years to ensure that projections still show adequate capacity to and through the year 2025. If levels show that landfill capacity is becoming limited or exhausted, then the City shall increase efforts to divert waste from landfills such as meeting Policy PF 5.1 which encourages innovative methods and strategies to reduce the amount of waste materials entering landfills, including achieving 100 percent recycling citywide for both residential and non-residential development.	Public Works Department		Every Five Years		Planning Division			



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11.0 FINAL EIR

11.1 INTRODUCTION

This Final Environmental Impact Report (FEIR) for the *City of Riverside 2014-2021 Housing Element Update Housing Implementation Plan Project* (Project) (State Clearinghouse No. 2017041039) has been prepared in accordance with the California Environmental Quality Act (CEQA) and *CEQA Guidelines*. Before approving a project, CEQA requires that the Lead Agency (i.e., City of Riverside (City)) prepare and certify a FEIR. CEQA Guidelines Section 15132 indicates that the contents of a FEIR shall consist of:

- The draft EIR or a revision of the draft;
- Comments and recommendations received on the draft EIR either verbatim or in summary;
- A list of persons, organizations, and public agencies commenting on the draft EIR;
- The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
- Any other information added by the Lead Agency.

The FEIR will be considered by the City of Riverside City Council in determining whether to certify the EIR and approve the proposed Project.

ORGANIZATION OF THE FEIR

This FEIR contains the requisite components required under CEQA Guidelines Section 15132 and is organized as follows:

- Section 11.1, *Introduction*. This section introduces the FEIR, including the CEQA requirements and document organization, and summarizes the CEQA process activities to date.
- Section 11.2, *List of Public Agencies, Persons, and Organizations Commenting on the DEIR*. This section provides a list of persons, organizations, and public agencies commenting on the DEIR.
- Section 11.3, *Comments and Responses*. This section provides a copy of each written comment received on the DEIR, and any response required under CEQA.
- Section 11.4, *Errata to the DEIR*. This section details changes to the DEIR text intended to clarify or correct information.

SUMMARY OF THE CEQA PROCESS

On April 11, 2017, the City circulated a Notice of Preparation (NOP) and Project Information Packet and Environmental Checklist (Packet/Checklist) to various federal, State, regional, and local government agencies and other interested parties. The NOP informed them that an EIR was being prepared and invited comments on the EIR's scope and content, and their participation at a public scoping meeting held May 8, 2017; refer to DEIR Appendix A, *Notice of Preparation and Project Information Packet & Environmental Checklist*, and Appendix B, *Notice of Preparation Comment Letters*. The NOP was circulated through May 11, 2017, in compliance with the CEQA-required 30-day circulation period.



The DEIR evaluates the following ten environmental issues, among other CEQA-mandated issues (e.g., cumulative impacts, growth-inducing impacts, etc.):

- Air Quality;
- Biological Resources;
- Cultural and Tribal Cultural Resources;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Land Use and Planning;
- Noise;
- Public Services and Recreation;
- Transportation and Traffic; and
- Utilities and Service Systems.

The following environmental issues, which were found to result in no impact or a less than significant impact, are examined in DEIR Section 7.0, *Effects Found Not To Be Significant*:

- Aesthetics;
- Light and Glare;
- Agriculture and Forestry Resources;
- Geology and Soils;
- Hydrology and Water Quality;
- Mineral Resources; and
- Population and Housing.

In accordance with CEQA Guidelines Sections 15087 and 15105, the DEIR was released to the public on September 1, 2017, for a 45-day review period ending on October 16, 2017. The City subsequently extended the public review period to October 23, 2017, resulting in an overall public review period of 52 days. During the review period, the DEIR was made available for review and comment to the public, responsible and trustee agencies, and interested groups and organizations. The DEIR was also made available directly to State agencies through the State of California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit. Copies of the DEIR were made available for review at the following locations:

- City of Riverside Website (<http://www.riversideca.gov/planning/housing-element.asp> and <http://riversideca.gov/ceqa/>);
- City of Riverside Community & Economic Development Department (3900 Main Street, Riverside, CA 92522); and
- City of Riverside Public Library (3581 Mission Inn Avenue, Riverside, CA 92501).

During the DEIR public review period, members of the public and agencies were invited to comment on the DEIR during a public hearing before the Planning Commission on October 19, 2017. The October 19, 2017 hearing was continued to November 2, 2017. During both hearings, City staff presented an overview of the Project, summarized the DEIR findings, and invited the public and agencies to participate in the CEQA process. The hearings were held at the Riverside City Hall Art Pick Council Chamber (3900 Main Street, Riverside, CA 92522). The comments received at the public hearings are included in FEIR Section 11.3.

On December 12, 2017, the City of Riverside City Council will consider the FEIR, inclusive of the DEIR, comments and recommendations received on the DEIR, and responses to those comments, when determining whether to certify the EIR and approve the *2014-2021 Housing Element Update Housing Implementation Plan Project*.



11.2 LIST OF PUBLIC AGENCIES, PERSONS, AND ORGANIZATIONS COMMENTING ON THE DRAFT EIR

In accordance with CEQA Guidelines Section 15132, *Table 11-1, List of Public Agencies, Persons, and Organizations Commenting on the DEIR*, lists the public agencies, persons, and organizations commenting on the DEIR during the 52-day public review period (September 1, 2017 to October 23, 2017) and at the public hearings before the City Planning Commission (October 19, 2017 and November 2, 2017). For ease of reference and to communicate authorship, the comments on the DEIR have been assigned a prefix, as follows: Public Agencies (PA); and Persons and Organizations (PO).

**Table 11-1
List of Public Agencies, Persons, and Organizations Commenting on the DEIR**

Letter / Comment	Date	Author	Agency or Organization
Public Agencies			
PA-01	October 24, 2017	Scott Morgan Director	State Clearinghouse Office of Planning and Research
PA-02	October 10, 2017	Gayle Totton, M.A., Ph.D. Assoc. Governmental Program Analyst	Native American Heritage Commission
PA-03	October 12, 2017	Earnest Perea CEQA Administrator	City of Jurupa Valley
PA-04	October 13, 2017	Jack Cheng, Air Quality Specialist Lijin Sun, J.D., Program Supervisor, CEQA IGR	South Coast Air Quality Management District
PA-05	October 17, 2017	Destiny Colocho, RPA Cultural Resource Manager	Rincon Band of Luiseño Indians
PA-06	October 20, 2017	Claudia Manrique, Associate Planner Community Develop.	City of Moreno Valley
PA-07	October 24, 2017 ¹	Erica Ortiz-Martinez, Admn. Assistant Cultural Resource Department Destiny Colocho, Manager Rincon Cultural Resources	Rincon Band of Luiseño Indians
Persons & Organizations			
Planning Commission Public Hearings			
PO-01	October 19, 2017	Mary Alice Schroeder	--
PO-02	October 19, 2017	Anita Husted	--
PO-03	October 19, 2017	Clark Dupont	--
PO-04	October 19, 2017	Tauna Mallis	--
PO-05	October 19, 2017	Kathy Slane	--
PO-06	October 19, 2017	Dilip Sheth	--
PO-07	October 19, 2017	Heinz Zwingler	--
PO-08	October 19, 2017	Shaylene Yelloweyes	--
PO-09	October 19, 2017	Tom Hunt	--
PO-10	October 19, 2017	Ash Etemadian	--
PO-11	October 19, 2017	Mike Sadeghian	--
PO-12	October 19, 2017	Lan Doan	--
PO-13	November 2, 2017	Nancy Melendez	--



Letter / Comment	Date	Author	Agency or Organization
<p>Note:</p> <ol style="list-style-type: none">1. This comment letter was received after the close of the DEIR public review period (October 23, 2017). According to CEQA Guidelines Section 15088(a), the Lead Agency shall respond to comments received during the noticed comment period and any extensions and may respond to late comments.			



11.3 COMMENTS AND RESPONSES

CEQA Guidelines Section 15132 indicates that the FEIR shall include the Lead Agency responses to significant environmental points raised in the review and consultation process. Additionally, CEQA Guidelines Section 15088(a) states that the Lead Agency shall respond to comments received during the noticed comment period and any extensions and may respond to late comments. In compliance with these requirements, this section includes the comments and recommendations received on the DEIR during the noticed comment period, along with the City of Riverside’s responses to significant environmental points raised by those comments.

For ease of reference and to communicate authorship, the comments on the DEIR have been assigned a prefix, as follows: Public Agency (PA); and Persons and Organizations (PO); see Table 11-1, List of Public Agencies, Persons, and Organizations Commenting on the DEIR. Accordingly, this section is comprised of two parts: 1) Public Agency Comments and Responses; and 2) Persons and Organizations Comments and Responses. Each comment letter listed in Table 11-1 is reproduced on the following pages. Each comment letter and the individual comments in each letter have been consecutively numbered for ease of reference. Following each comment letter, a response is provided for each comment raising significant environmental points. The responses are numbered and correlated to the labeled/bracketed portions of each comment letter.

Responses may include text changes to clarify/amplify or correct information in the DEIR, as requested by the Lead Agency or due to environmental points raised in the comments. A response to a comment requiring revisions to the DEIR presents the relevant DEIR text in a box, with new text indicated by underlining and deleted text indicated by ~~strike through~~, as shown in the following example.

Deleted text <u>Added text</u>

The DEIR text revisions are also compiled and presented in FEIR Section 11.4, Errata to the Draft EIR.



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**PUBLIC AGENCY (PA)
COMMENTS AND RESPONSES PA-1 THROUGH PA-7**



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Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

October 24, 2017

Doug Darnell
City of Riverside
3900 Main Street, 3rd Floor
Riverside, CA 92522

Subject: City of Riverside 2014 - 2021 Housing Element Update Housing Implementation Plan EIR
SCH#: 2017041039

Dear Doug Darnell:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on October 23, 2017, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

A handwritten signature in black ink that reads "Scott Morgan".

Scott Morgan
Director, State Clearinghouse

1.1

**Document Details Report
State Clearinghouse Data Base**

SCH# 2017041039
Project Title City of Riverside 2014 - 2021 Housing Element Update Housing Implementation Plan EIR
Lead Agency Riverside, City of

Type EIR Draft EIR
Description Notes: Extended Per Lead

The 2014-2021 Housing Element Update consists of a comprehensive review/update to the city's HE. The project involves GP Amendments/zone changes/specific plan amendments to as many as 69 candidate sites and as many as 303 parcels. The candidate sites would have a development potential of as many as 11,715 dwelling units and as much as 7.2 million sf of non-residential uses. Overall, the project is anticipated to result in a net increase of as many as 11,649 DU and as much as 5.9 million sf of non-residential uses over existing conditions. In addition, the project involves approval of: GP LU map amendment to change the GP LUD of sites; ZC amendment to rezone sites; ZC Text amendment to include various amendments related to tools H-26, H-47, H-53; and a specific plan amendment to amend the University Avenue specific plan.

Lead Agency Contact

Name Doug Darnell
Agency City of Riverside
Phone 951-826-5219 **Fax**
email
Address 3900 Main Street, 3rd Floor
City Riverside **State** CA **Zip** 92522

Project Location

County Riverside
City Riverside
Region
Lat / Long
Cross Streets Various
Parcel No.
Township

Range **Section** **Base**

Proximity to:

Highways I-215, SR-91
Airports Riverside Municipal, Flabob Airp
Railways Metrolink Purple Line
Waterways Santa Ana River
Schools Various
Land Use Various existing land uses; Various Zones; and Various General Plan designations

Project Issues Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Wildlife; Cumulative Effects; Other Issues; Aesthetic/Visual

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 6; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 8; Office of Emergency Services, California; Department of Housing and Community Development; Regional Water Quality Control Board, Region 8; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

**Document Details Report
State Clearinghouse Data Base**

Date Received 09/01/2017 *Start of Review* 09/01/2017 *End of Review* 10/23/2017



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Memorandum

Date: September 8, 2017
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2017041039
**City of Riverside 2014 - 2021 Housing Element Update Housing
Implementation Plan EIR**

Pursuant to the attached letter, the Lead Agency has *extended* the review period for the above referenced project to **October 23, 2017** to accommodate the review process. All other project information remains the same.

cc: Doug Darnell
City of Riverside
3900 Main Street, Third Floor,
Riverside, CA 92522

Notice of Completion & Environmental Document Transmittal

Hand Delivery/Street Address: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 (916) 445-0613

Project Title: City of Riverside 2014–2021 Housing Element Update Housing Implementation Plan EIR **SCH#** 2017041039
Lead Agency: City of Riverside Community & Economic Development **Contact Person:** Mr. Doug Damell, AICP
 Department, Planning Division
Street Address: 3900 Main Street, Third Floor **Phone:** (951) 826-5219
City: Riverside **Zip:** 92522 **County:** Riverside

Project Location: City of Riverside, CA
County: Riverside **City/Nearest Community:** City of Riverside
Cross Streets: Various **Zip Code:** 92522 **Total Acres:** 395
Lat. / Long. Various
APN: Various **Section: NA** **Twp: NA** **Range: NA** **Base: NA**
Within 2 Miles: **State Hwy. #:** I-215, SR-91 **Waterways:** Santa Ana River
Airports: Riverside **Railways:** Metrolink Purple Line **Schools:** Various
 Municipal, Flabob, March Air Rsv Base

Document Type: (Check one)

<u>CEQA</u>		Governor's Office of Planning & Research		<u>NEPA</u>		<u>OTHER</u>	
<input type="checkbox"/> NOP	<input checked="" type="checkbox"/> Draft EIR	<input type="checkbox"/> NOI	<input type="checkbox"/> Joint Document	<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent (Prior SCH No.)	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	<input type="checkbox"/> Other:	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: CEQA-Plus	<input type="checkbox"/> Mit Neg Dec		<input type="checkbox"/> FONSI	

SEP 08 2017 STATE CLEARINGHOUSE

Local Action Type: (Check all that apply)

<input checked="" type="checkbox"/> General Plan (GP) Update	<input checked="" type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amend.	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input checked="" type="checkbox"/> Redevelopment
<input checked="" type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Dev.	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: ZC Amend.

Development Type: (Check all that apply)

<input checked="" type="checkbox"/> Residential	Units/Sq Ft 11,715 DU	Acres	Employees	<input type="checkbox"/> Water Facilities	Type
<input type="checkbox"/> Office				<input type="checkbox"/> Transportation	
<input type="checkbox"/> Commercial				<input type="checkbox"/> Mining	Mineral:
<input type="checkbox"/> Industrial				<input type="checkbox"/> Power	Watts
<input type="checkbox"/> Educational				<input type="checkbox"/> Waste Treatment	
<input type="checkbox"/> Recreational				<input type="checkbox"/> Hazardous Waste	
				<input checked="" type="checkbox"/> Other: Mixed-Uses, 7.2M SF, 16,312 Jobs	

Project Issues Discussed in Document: (Check all that apply)

<input checked="" type="checkbox"/> Aesthetics/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Ground Water
<input checked="" type="checkbox"/> Archaeo/ Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction	<input checked="" type="checkbox"/> Wildlife
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Drainage Absorption	<input checked="" type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
			<input checked="" type="checkbox"/> Other: GHG Emissions

Present Land Use/Zoning/General Plan Designation: Land Use: Various; Zoning: Various; General Plan (GP) Desig.: Various.

Project Description: The 2014-2021 Housing Element (HE) Update consists of a comprehensive review/update to the City's HE. (The environmental impacts associated with its adoption are evaluated in the 8th Addendum to the Certified City of Riverside General Plan and Supporting Documents Final Program Environmental Impact Report). The HE Update Housing Implementation Plan (Project) consists of various actions (tools) used to implement HE Objectives/Policies. The Plan is intended to accommodate the City's remaining RHNA allocation of 4,767 DU through key actions (i.e., Tools H-21, Rezoning Program, H-26, Zoning Code Incentives, H-47, SB2 - Supportive and Transitional Housing, and H-53, Single Room Occupancies). The Project involves GP Amendments/Zone Changes/Specific Plan Amendments to as many as 69 candidate sites and as many as 303 parcels (approximately 395 acres). The candidate sites would have a development potential of as many as 11,715 dwelling units (DU) and as much as 7.2 million square feet (SF) of non-residential (mixed) uses. Overall, the Project is anticipated to result in a net increase of as many as 11,649 DU and as much as 5.9 million SF of non-residential uses over existing conditions. In addition, the Project involves approval of: General Plan Land Use Map Amendment (PC No. P17-0096) to change the General Plan land use designation of sites; Zoning Code (ZC) Amendment (PC No. P17-0180) to rezone sites; ZC Text Amendment (PC No. P17-0182) to include various amendments related to Tools H-26, H-47, and H-53); and a Specific Plan Amendment (PC No. P17-0521) to amend the University Avenue Specific Plan.

Notice of Completion & Environmental Document Transmittal

Hand Delivery/Street Address: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 (916) 445-0613

Project Title: City of Riverside 2014-2021 Housing Element Update Housing Implementation Plan EIR SCH# 2017041039
 Lead Agency: City of Riverside Community & Economic Development Contact Person: Mr. Doug Demott, AICP
 Department, Planning Division
 Street Address: 3900 Main Street, Third Floor Phone: (951) 826-6218
 City: Riverside Zip: 92522 County: Riverside

Project Location: City of Riverside, CA
 County: Riverside City/Nearest Community: City of Riverside
 Cross Streets: Various Zip Code: 92522 Total Acres: 385
 Lat. / Long. Various
 APN: Various Section: NA Twp: NA Range: NA Base: NA
 Within 2 Miles: State Hwy. #: I-215, SR-91 Waterways: Santa Ana River
 Airports: Riverside Municipal, Flabob, March Air Rarv Base Railways: Metrolink Purple Line Schools: Various

Document Type: (Check one)
 CEQA
 NOP
 Early Cons
 Neg Dec
 Mit Neg Dec
 Draft EIR
 Supplement/Subsequent EIR (Prior SCH No.)
 Other:
 Governor's Office of Planning & Research
 SEP 01 2017
 NOI
 EA
 Draft EIS
 FONSI
 OTHER
 Joint Document
 Final Document
 Other: CEQA-Plus

Local Action Type: (Check all that apply)
 General Plan (GP) Update
 General Plan Amend.
 General Plan Element
 Community Plan
 Specific Plan
 Master Plan
 Planned Unit Dev.
 Site Plan
 Rezone
 Prezone
 Use Permit
 Land Division (Subdivision, etc.)
 Annexation
 Redevelopment
 Coastal Permit
 Other: ZC Amend.

Development Type: (Check all that apply)

	Units/Sq Ft	Acres	Employees	Type
<input checked="" type="checkbox"/> Residential	11,715 DU			
<input type="checkbox"/> Office				
<input type="checkbox"/> Commercial				
<input type="checkbox"/> Industrial				
<input type="checkbox"/> Educational				
<input type="checkbox"/> Recreational				
<input type="checkbox"/> Water Facilities				
<input type="checkbox"/> Transportation				
<input type="checkbox"/> Mining				Mineral:
<input type="checkbox"/> Power				Watts
<input type="checkbox"/> Waste Treatment				
<input type="checkbox"/> Hazardous Waste				
<input checked="" type="checkbox"/> Other: Mixed-Uses, 7.2M SF, 16,312 Jobs				

Project Issues Discussed in Document: (Check all that apply)

<input checked="" type="checkbox"/> Aesthetics/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Ground Water
<input checked="" type="checkbox"/> Archeol/ Historical	<input checked="" type="checkbox"/> Geological/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction	<input checked="" type="checkbox"/> Wildlife
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Drainage Absorption	<input checked="" type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Economic/ Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
			<input type="checkbox"/> Other: GHG Emissions

Present Land Use/Zoning/General Plan Designation: Land Use: Various; Zoning: Various; General Plan (GP) Desig.: Various.

Project Description: The 2014-2021 Housing Element (HE) Update consists of a comprehensive review/update to the City's HE. The environmental impacts associated with its adoption are evaluated in the 8th Addendum to the Certified City of Riverside General Plan and Supporting Documents Final Program Environmental Impact Report. The HE Update Housing Implementation Plan (Project) consists of various actions (tools) used to implement HE Objectives/Policies. The Plan is intended to accommodate the City's remaining RHNA allocation of 4,767 DU through key actions (i.e., Tools H-21, Rezoning Program, H-26, Zoning Code Incentives, H-47, SB2 - Supportive and Transitional Housing, and H-53, Single Room Occupancies). The Project involves GP Amendments/Zone Changes/Specific Plan Amendments to as many as 69 candidate sites and as many as 303 parcels (approximately 395 acres). The candidate sites would have a development potential of as many as 11,715 dwelling units (DU) and as much as 7.2 million square feet (SF) of non-residential (mixed) uses. Overall, the Project is anticipated to result in a net increase of as many as 11,649 DU and as much as 5.9 million SF of non-residential uses over existing conditions. In addition, the Project involves approval of: General Plan Land Use Map Amendment (PC No. P17-0096) to change the General Plan land use designation of sites; Zoning Code (ZC) Amendment (PC No. P17-0180) to rezone sites; ZC Text Amendment (PC No. P17-0182) to include various amendments related to Tools H-26, H-47, and H-53; and a Specific Plan Amendment (PC No. P17-0521) to amend the University Avenue Specific Plan.

State Clearinghouse Contact: ef (916) 445-8613
 State Review Began: 9-1-2017
 SCH COMPLIANCE 10-16-2017

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	Cal EPA
<input type="checkbox"/> Boating & Waterways	ARB: Airport & Freight
<input type="checkbox"/> Central Valley Flood Prot.	ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	ARB: Major Industrial/Energy Resources, Recycl.& Recovery
<input type="checkbox"/> Colorado Rvr Bd	SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> Conservation	SWRCB: Div. Drinking Wtr #
<input checked="" type="checkbox"/> CDFW # 6	SWRCB: Div. Financial Assist.
<input checked="" type="checkbox"/> Cal Fire	SWRCB: Wtr Quality
<input type="checkbox"/> Historic Preservation	SWRCB: Wtr Rights
<input checked="" type="checkbox"/> Parks & Rec	Reg. WQCB # 8
<input type="checkbox"/> Bay Cons & Dev Comm.	Toxic Sub Ctrl-CTC
<input checked="" type="checkbox"/> DWR	Yth/Addit Corrections
	Corrections
	Independent Comm
CalSTA	Delta Protection Comm
<input checked="" type="checkbox"/> Aeronautics	Delta Stewardship Council
<input checked="" type="checkbox"/> CHP	Energy Commission
<input checked="" type="checkbox"/> Caltrans # 8	NAHC
<input type="checkbox"/> Trans Planning	<input checked="" type="checkbox"/> Public Utilities Comm
Other	<input checked="" type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> Education	<input checked="" type="checkbox"/> State Lands Comm
<input checked="" type="checkbox"/> OES	Tahoe Rgl Plan Agency
<input type="checkbox"/> Food & Agriculture	Conservancy
<input checked="" type="checkbox"/> HCD	
State/Consumer Svcs	
General Services	
	Other:

Please note State Clearinghouse Number (SCH#) on all Comments
 SCH#: 2017041039
 Please forward late comments directly to the Lead Agency

AQMD/APCD 33
 (Resources: 9/2)



RESPONSE TO COMMENT LETTER PA-1

Scott Morgan, Director, State Clearinghouse

State of California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit

October 24, 2017

- PA-1.1 This letter acknowledges that the State Clearinghouse submitted the DEIR to selected State agencies for review, the comment period for the DEIR closed on October 23, 2017, and no state agencies submitted comments by that date. This letter also acknowledges that the lead agency (City of Riverside) complied with the DEIR public review requirements pursuant to CEQA. This letter also acknowledges that the lead agency extended the review period for the Project to October 23, 2017 to accommodate the Project. As such, the commenter does not provide specifics regarding information presented in the DEIR, and no further response is necessary.



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From: Totton, Gayle@NAHC [mailto:Gayle.Totton@NAHC.CA.GOV]
Sent: Monday, October 02, 2017 1:51 PM
To: Darnell, Doug <DDarnell@riversideca.gov>
Subject: [External] SCH# 2017041039 2014-2021 Housing Element Update Housing Implementation Plan EIR

Good afternoon Mr. Darnell,

I completed my review of the Draft EIR for the above referenced project. Because the document substantially complies with the requirements under AB-52 (and SB-18, thank you), I did not want to make formal comments in a letter. I did, however, find one small error that will need to be corrected prior to issuing the final version. In Mitigation Measure Culture 4 (c), the document states that any Most Likely Descendant (MLD) named by the Native American Heritage Commission (NAHC) has 24 hours to make recommendations to landowners for the disposition of any Native American human remains and grave goods found. That time period should be 48 hours per Public Resources Code (PRC) 5097.98 (a).

Please let me know if you have any questions regarding this change.

Sincerely,

Gayle Totton, M.A., Ph.D.
Associate Governmental Program Analyst
Native American Heritage Commission
(916) 373-3714



RESPONSE TO COMMENT LETTER PA-2

Native American Heritage Commission
Gayle Totton, M.A., Ph.D., Associate Government Program Analyst
October 2, 2017

PA-2.1 This comment notes that GP FPEIR MM Cultural 4 indicates that a Most Likely Descendant (MLD) has 24 hours to make recommendations to landowners for the disposition of any Native American human remains and grave goods found and requests that this timeframe is extended to 48 hours in compliance with Public Resources Code Section 5097.98 (a). Accordingly, DEIR page 4.3-41, GP FPEIR MM Cultural 4 is revised in the FEIR, as indicated below.

- c. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, CEQA Guidelines 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within ~~24~~ 48 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the MLD's recommendation and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

From: Ernie Perea [<mailto:eperea@jurupavalley.org>]
Sent: Thursday, October 12, 2017 6:01 AM
To: Darnell, Doug <DDarnell@riversideca.gov>
Cc: Tom Merrell <tmerrell@jurupavalley.org>
Subject: [External] City of Riverside 2014-2021 Housing Element DEIR

Mr. Darnell,

Thank you for the opportunity to comment of the DEIR for the City of Riverside 2014-2021 Housing Element Update Housing Implementation Plan. The Implementation Plan includes a number of programs such as a Rezoning Program and Zoning Code Incentives among others.

The City of Jurupa Valley has reviewed the DEIR and has no comments.

Sincerely,

Ernest Perea
CEQA Administrator
(951) 823-0432



RESPONSE TO COMMENT LETTER PA-3

City of Jurupa Valley
Ernest Perea, CEQA Administrator
October 12, 2017

- PA-3.1 This comment notes that the City of Jurupa has reviewed the DEIR and has no comments. This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary. (CEQA Guidelines Section 15088(a) requires that a lead agency only evaluate and respond to comments raised on environmental issues.)

From: Jack Cheng [mailto:jcheng@aqmd.gov]
Sent: Friday, October 13, 2017 8:22 AM
To: Darnell, Doug <DDarnell@riversideca.gov>
Cc: Lijin Sun <LSun@aqmd.gov>
Subject: [External] Draft Environmental Impact Report (DEIR) for the Proposed 2014-2021 Housing Element Update

This email's attachments were cleaned of potential threats by The City of Riverside's Security Gateway. Click [here](#) if the original attachments are required (justification needed).

Dear Mr. Darnell,

Attached are the SCAQMD staff comments on the Draft Environmental Impact Report (EIR) for the proposed 2014-2021 Housing Element Update (SCAQMD Control Number: RVC170901-27). The original, electronically signed letter will be forwarded to your attention by regular USPS mail. SCAQMD staff comments are meant as guidance for the Lead Agency and should be reviewed for incorporation into the Final EIR. Please contact me if you have any questions regarding these comments.

Jack Cheng - Air Quality Specialist
jcheng@aqmd.gov
(909) 396-2448
South Coast Air Quality Management District
21865 Copley Dr., Diamond Bar, CA 91765



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:

October 13, 2017

ddarnell@riversideca.gov

Doug Darnell, Senior Planner
City of Riverside
3900 Main Street, Third Floor
Riverside, CA 92522

Draft Environmental Impact Report (Draft EIR) (No. 2017041039) for the Proposed 2014-2021 Housing Element Update (“Proposed Project”)

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final EIR.

SCAQMD Staff’s Summary of Project Description and Air Quality Analysis

The Lead Agency proposes 69 candidate sites for rezoning comprising 395 acres. In the Air Quality Section, the Lead Agency quantified the Proposed Project’s construction and operational emissions and compared those emissions to SCAQMD’s regional and localized air quality CEQA significance thresholds to determine the significance of air quality impacts. Based on the analyses, the Lead Agency found that the Proposed Project’s construction and operational air quality impacts would be significant and unavoidable after mitigation¹.

4.2

SCAQMD’s 2016 Air Quality Management Plan

On March 3, 2017, the SCAQMD’s Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP), which was later approved by the California Air Resources Board of Directors on March 23rd. The 2016 AQMP² is a regional blueprint for achieving air quality standards and healthful air in the South Coast Air Basin. Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional perspective on air quality and lays out the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to reduce an additional 45 percent reduction in nitrogen oxide (NOx) emissions in 2023 and an additional 55 percent reduction in NOx emissions beyond 2031 levels for ozone attainment.

4.3

Achieving NOx emission reductions in a timely manner is critical to attaining the National Ambient Air Quality Standard (NAAQS) for before the 2023 and 2031 deadlines. SCAQMD is committed to attain the ozone NAAQS as expeditiously as practicable, and the Proposed Project plays an important role in supporting SCAQMD’s commitment. As such, SCAQMD staff recommends additional mitigation measures to further reduce emissions, particularly NOx emissions. Please see the attachment for more information.

4.4

Pursuant to Public Resources Code Section 21092.5, SCAQMD staff requests that the Lead Agency provide SCAQMD with written responses to all comments contained herein prior to the certification of the Final EIR. Further, when the Lead Agency makes the finding that the recommended mitigation

4.5

¹ Draft EIR. Section ES.5

² South Coast Air Quality Management District. March 3, 2017. *2016 Air Quality Management Plan*. Available at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

measures are infeasible, the Lead Agency shall describe the specific reasons for rejecting them in the Final EIR (CEQA Guidelines Section 15091).

4.5

SCAQMD staff is available to work with the Lead Agency to address these issues and any other questions that may arise. Please contact Jack Cheng, Air Quality Specialist, CEQA IGR Section, at (909) 396-2448, if you have any questions regarding the enclosed comments.

4.6

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

Attachment

LS:JC

RVC170901-27

Control Number

ATTACHMENT

Additional Mitigation Measures to Further Reduce Construction and Operational Emissions

1. CEQA requires that all feasible mitigation measures go beyond what is required by law to minimize any significant impacts. To further reduce the significant construction and operational emissions, particular from NOx and VOCs, SCAQMD staff recommends the following mitigation measures that the Lead Agency should include in the Final EIR. Additional information on potential mitigation measures as guidance to the Lead Agency is available on the SCAQMD CEQA Air Quality Handbook website³.

4.7

Construction Mitigation Measures

2. Construction projects shall require construction equipment to meet Tier 4 CARB/U.S. EPA standards. All off-road diesel-powered construction equipment shall meet or exceed Tier 4 off-road emissions standards. A copy of the fleet’s tier compliance documentation, and CARB or AQMD operating permit shall be provided to the Lead Agency at the time of mobilization of each applicable unit of equipment. In the event that all construction equipment cannot meet the Tier 4 engine certification, the applicant must demonstrate through future study with written findings supported by substantial evidence that is approved by the Lead Agency before using other technologies/strategies. Alternative measures may include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Proposed Project, using cleaner vehicle fuel, and/or limiting the number of individual construction project phases occurring simultaneously.

4.8

3. Require the use of 2010 model year diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export), and if the Lead Agency determines that 2010 model year or newer diesel haul trucks cannot be obtained, the Lead Agency shall use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum.

4.9

Operational Mitigation Measures

4. The Lead Agency should incorporate the following mitigation measures to further reduce the Proposed Project’s significant operational air quality impacts.
 - a) Limit parking supply and unbundle parking costs. Lower parking supply below the Institute of Transportation Engineers (ITE) rates and separate parking costs from property costs.
 - b) Require use of electric lawn mowers and leaf blowers.
 - c) Require that 240-Volt electrical outlets or Level 2 chargers be installed in residential garages on-site that would enable charging of NEVs and/or battery powered vehicles.
 - d) Require at least 5% of all commercial vehicle parking spaces include EV charging stations. At a minimum, electrical panels should appropriately sized to allow for future expanded use.
 - e) Vehicles that can operate at least partially on electricity have the ability to substantially reduce the significant NOx impacts from this project. It is important to make this electrical infrastructure available when the project is built so that it is ready when this technology becomes commercially available. The cost of installing electrical charging equipment onsite is significantly cheaper if completed when the project is built compared to retrofitting an existing building. Therefore,

4.10

³ South Coast Air Quality Management District. <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook>.

SCAQMD staff recommends the Lead Agency require the Proposed Project to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for vehicles to plug-in. For residences, SCAQMD staff recommends that homes be appropriately wired from the electrical panel to later allow residents to install electrical chargers, if desired. At a minimum, residential electrical panels should appropriately-sized to allow for future expanded use.

4.10



RESPONSE TO COMMENT LETTER PA-4

South Coast Air Quality Management District

Jack Cheng, Air Quality Specialist

Lijin Sun, J.D., Program Supervisor, CEQA IGR, Planning, Rule Development & Area Sources

October 13, 2017

- PA-4.1 This comment includes the email that transmitted the comment letter and communicates that the original, electronically signed letter will be forwarded by regular USPS mail.
- PA-4.2 This comment serves as an introduction to the letter. Responses to specific comments are provided below. This comment also summarizes major Project features. This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary.
- PA-4.3 This comment summarizes South Coast Air Quality Management District's (SCAQMD) 2016 Air Quality Management Plan (2016 AQMP). This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary.
- PA-4.4 This comment addresses the SCAQMD's commitment to attaining the National Ambient Air Quality Standards (NAAQS) prior to the 2023 and 2031 deadlines. The City acknowledges SCAQMD's commitment to attaining these standards. This comment also recommends that the EIR incorporate additional SCAQMD-recommended mitigation measures to further reduce emissions, particularly concerning NO_x. The SCAQMD-recommended mitigation measures are included as an attachment to this comment letter and addressed in Response PA-4.7 through Response PA-4.10 below.
- PA-4.5 This comment requests that the City provide SCAQMD with written responses to all comments contained in the comment letter prior to FEIR certification. CEQA Guidelines Section 15088, *Evaluation of and Response to Comments*, specifies that the lead agency shall provide a written proposed response to a public agency on comments made by that public agency at least ten (10) days prior to certifying an EIR. In compliance with these requirements, the City prepared this proposed response to the SCAMD's comments and will provide to the SCAQMD, at least ten days prior to certifying the EIR. Further, the SCAQMD remains on the Project's public notification list and will continue to be notified of future Project-related actions.
- This comment also requests a written explanation for any additional SCAQMD-recommended mitigation measures determined as infeasible. Refer to Responses PA-4.8 through PA-4.10 below.
- PA-4.6 This comment serves as the conclusion to the letter and provides contact information. This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary.
- PA-4.7 This comment serves as an introduction to suggested mitigation measures to reduce significant construction and operational emissions, particularly from NO_x and volatile organic



compounds (VOCs). Responses to specific comments are provided in Responses PA-4.8 through PA-4.10 below.

- PA-4.8 To reduce construction-related air quality impacts, this comment requests that the DEIR be revised to include a mitigation measure which requires all construction equipment to meet Tier 4 California Air Resource Board (CARB)/United States Environmental Protection Agency (US EPA) standards. Alternatively, this comment suggests that the DEIR be revised to include a mitigation measure to reduce the number/horsepower of construction equipment, limit the number of daily construction haul trips, require use cleaner vehicle fuel, and/or limit the number of simultaneous construction phases.

As discussed under Impact 4.1-2, quantifying individual future development's air emissions from short-term, temporary construction-related activities is not possible due to project-level variability and uncertainties concerning locations, detailed site plans, construction schedules/duration, equipment requirements, etc., among other factors, which are presently unknown. Since these parameters can vary so widely (and individual project-related construction activities would occur over time dependent upon numerous factors), quantifying precise construction-related emissions and impacts would be impractical. Notwithstanding, DEIR Table 4.1-4, *Typical Project Construction Emissions*, presents the estimated daily short-term construction emissions for hypothetical scenarios. For the modeled scenarios, emissions would result from onsite demolition, grading activities, transport of materials to and from the site, building construction, paving, and architectural coating associated with the individual developments. DEIR Table 4.1-4 shows that except for the ROG threshold, SCAQMD construction thresholds would not be exceeded for the development scenario involving 774 multi-family residential (MFR) dwelling units (DU) and 878,720 square feet (SF) of non-residential land uses. Compliance with Mitigation Measure AQ-2 would reduce ROG emissions to below the SCAQMD construction thresholds. A future development with daily construction-related emissions below SCAQMD thresholds is considered to have a less than significant impact. A review of Appendix D, *Candidate Sites Table*, indicates that all 69 candidate sites would involve 774 DU or fewer and/or 878,720 SF or less non-residential floor area. A fourth hypothetical scenario has also been modeled. If the mixed-use candidate sites were to develop exclusively as MFR (i.e., no non-residential land uses), based on allowable residential densities (see Appendix D), the largest single development would involve a maximum of 1,007 DU. Revised DEIR Table 4.1-4 (see below) shows that SCAQMD construction thresholds would not be exceeded for the development scenario involving 1,007 DU. Therefore, such a scenario would result in a less than significant impact. Accordingly, DEIR pages 4.1-17 and 4.1-18 (including DEIR Table 4.1-4) are revised in the FEIR to also include this fourth modeled scenario, as indicated below. Notwithstanding, proposed Mitigation Measure AQ-3 requires that future development exceeding the development scenario of 774 DU and 878,720 SF non-residential uses, or the exclusively residential scenario of 1,007 DU mitigate construction-related emissions to below SCAQMD's thresholds of significance.



The DEIR has been written to provide a flexible yet implementable mitigation. To reduce construction-related impacts, Mitigation Measure AQ-3 would allow future development to incorporate any mitigation, which would reduce impacts to below SCAQMD's thresholds of significance, including use of construction equipment which meets Tier 4 CARB/US EPA standards, or the adopted standard at the time of development. Following compliance with Mitigation Measures AQ-2 and AQ-3, construction-related impacts would be less than significant.

Notwithstanding, during their deliberations on the Project, the City decision makers will consider the SCAQMD's suggestion to require construction equipment that meets Tier 4 CARB/US EPA standards.

Construction activities associated with future development would occur in incremental phases over time based upon numerous factors, including market demand, and economic and planning considerations. Construction activities would consist of grading, demolition, excavation, cut-and-fill, paving, building construction, and application of architectural coatings. In addition, construction worker vehicle trips, building material deliveries, soil hauling, etc. would occur during construction. Construction-related emissions are typically site-specific and depend upon multiple variables. Quantifying individual future development's air emissions from short-term, temporary construction-related activities is not possible due to project-level variability and uncertainties concerning locations, detailed site plans, construction schedules/duration, equipment requirements, etc., among other factors, which are presently unknown. Since these parameters can vary so widely (and individual project-related construction activities would occur over time dependent upon numerous factors), quantifying precise construction-related emissions and impacts would be impractical. Depending on how development proceeds, construction-related emissions associated with future development could exceed SCAQMD thresholds of significance. To provide a reference of the types of air quality emissions associated with representative individual construction activities, ~~three~~ four hypothetical scenarios were modeled for different sizes of residential and commercial development anticipated by the Project. Modeling was conducted for construction of the following ~~three~~ four residential and non-residential development scenarios:

- Mean: 169 DU and 102,640 SF of non-residential uses;
- 90th Percentile: 351 DU and 347,098 SF of non-residential uses; ~~and~~
- Maximum: 774 DU and 878,720 SF non-residential uses; and
- Exclusively Residential Maximum: 1,007 DU.

The construction emission estimates were based on a conservative assumption of a one-year construction duration, and the default construction equipment usage included in CalEEMod. It is also noted these scenarios are considered a reasonable assumption of the development that could occur at any given time in the future. Table 4.1-4, Typical Project Construction Emissions, presents the estimated daily short-term construction emissions for the ~~three~~ four hypothetical scenarios. For the ~~three~~ four modeled scenarios in Table 4.1-4, emissions would result from onsite demolition, grading activities, transport of materials to and from the site, building construction, paving, and architectural coating associated with the individual developments.

The emissions in Table 4.1-4 incorporate compliance with SCAQMD Rule 403, which would reduce fugitive dust emissions generated at future construction sites by requiring dust abatement measures



(proposed Mitigation Measure AQ-1).¹ Rule 403 is required for all development projects and stipulates that excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures. In addition, SCAQMD Rule 402 is required for implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site and after implementation would reduce short-term fugitive dust impacts on nearby sensitive receptors. Future development would similarly be subject to compliance with SCAQMD Rules 1113 and 1143 concerning architectural coatings and reducing VOCs in consumer paint thinners and multi-purpose solvents, respectively.

Table 4.1-4 shows that the SCAQMD thresholds for ROG are exceeded under the maximum development scenario involving 774 DU and/or 878,720 SF of non-residential land uses. As such, future development exceeding the SCAQMD construction thresholds would be required to comply with proposed Mitigation Measure AQ-2, which requires the construction contractor to use ROG-reducing techniques, such as utilizing a high-pressure-low-volume (HPLV) paint applicators, and exceeding SCAQMD Rule 1113. A review of Appendix D, Candidate Sites Table, indicates that all 69 candidate sites would involve 774 DU or fewer and/or 878,720 SF or less non-residential floor area. Notwithstanding, compliance with Mitigation Measure AQ-2 is required to ensure ROG emissions would be below the SCAQMD construction thresholds. A future development with daily construction-related emissions below SCAQMD thresholds is considered to have a less than significant impact.

**Table 4.1-4
Typical Project Construction Emissions**

Pollutant	Example Development Projects Candidate Site Development Potential ¹ Emissions (pounds per day) ^{2, 3, 4}				SCAQMD Construction Thresholds
	Mean (169 DU ⁵ + 102,640 SF ⁵ Non- Residential)	90 th Percentile (351 DU + 347,098 SF Non- Residential)	Maximum (774 DU + 878,720 SF Non- Residential)	<u>Maximum Residential Only (1,007 DU)</u>	
ROG	22.64	55.58	96.30	<u>49.96</u>	75
NO _x	59.60	73.81	84.97	<u>59.60</u>	100
CO	35.89	39.55	73.19	<u>57.34</u>	550
SO _x	0.06	0.10	0.20	<u>0.15</u>	150
PM ₁₀	9.47	10.71	12.41	<u>9.91</u>	150
PM _{2.5}	6.10	7.04	7.56	<u>6.09</u>	55

SF = square feet; ROG = reactive organic gases; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides; PM₁₀ = particulate matter 10 microns in diameter or less; PM_{2.5} = particulate matter 2.5 microns in diameter or less

Notes:

1. Refer to Appendix D, *Candidate Sites Table*, for a listing and description of the candidate sites.

¹ As noted above, individual developments can vary widely depending upon their duration, equipment used, soil hauling/grading activities, etc. As such, it is impractical to estimate the future development's construction-related air quality impacts. Therefore, short-term construction air emissions impacts must be addressed through compliance with RMC requirements on a case-by-case basis.



2. Based on CalEEMod modeling results, worst-case seasonal emissions for area and mobile emissions have been modeled.
3. PM₁₀ and PM_{2.5} emissions assume implementation of SCAQMD Rule 403, which is required for all construction projects. In addition, ROG emissions assume implementation of SCAQMD Rule 1113, which limits the volatile organic compounds (VOC) content of architectural coatings for interior and exterior paint. The reduction/credits for construction emission mitigations are based on mitigation included in the CalEEMod model and as typically required by the SCAQMD. The mitigation includes the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stock piles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour.
4. Refer to Appendix F, *Air Quality/Greenhouse Gas Data*, for assumptions used in this analysis.
5. DU = Dwelling Units; and SF = Square Feet.

If the mixed-use candidate sites were to develop exclusively as multiple-family residential (i.e., no non-residential land uses), based on allowable residential densities (see Appendix D), the largest single development would involve a maximum of 1,007 DU. DEIR Table 4.1-4 shows that SCAQMD construction thresholds would not be exceeded under such a development scenario. Therefore, such a scenario would result in a less than significant impact.

Additionally, DEIR page 4.1-19 is revised in the FEIR, as indicated below.

In addition to site-specific mitigation that would be determined on a project-by-project basis, existing City practices, and SCAQMD rules would reduce construction-related emissions. However, even here such measures would reduce an individual project's emissions to less than significant levels, none of the measures serve to prevent individual actions from being constructed concurrently and thus resulting in cumulatively significant impacts. Additionally, neither the amount of construction occurring nor the exact location within the City is foreseeable, thus, it cannot be determined if the resultant construction emissions could be adequately controlled or reduced to below regulatory thresholds. Without such information, it is not possible to conclude that air pollutant emissions resulting from construction activities would be adequately reduced. Moreover, mitigation requiring that the Project reduce its development potential to densities/intensities that would yield emissions below the significance thresholds would be infeasible, given State law requires that the City accommodate their RHNA "fair share" of the region's housing needs, which cannot be achieved without the proposed rezoning and the future development. Future development would be subject to compliance with applicable GP 2025 policies and SCAQMD rules and regulations, as well as Mitigation Measure AQ-3 to reduce short-term construction-related air emissions to below SCAQMD significance thresholds. Nonetheless With mitigation, the Project's short-term construction-related air emissions would not exceed SCAQMD thresholds for all criteria pollutants, as shown in Table 4.1-4. However, given the uncertainty concerning project timing and location Therefore, impacts associated with short-term construction-related air emissions would remain significant and unavoidable, and a Statement of Overriding Considerations would be required should the City choose to approve the Project.



Additionally, DEIR page 4.1-23 is revised in the FEIR, as indicated below.

AQ-3

Construction-Related Emissions. Prior to demolition, grading, or building permit approval, and in accordance with SCAQMD’s promulgated methodology protocols, an Air Quality Assessment for Construction-Related Emissions shall be prepared for projects exceeding the development scenario of 774 DU and 878,720 SF non-residential uses, or the exclusively residential scenario of 1,007 DU, that would exceed the following SCAQMD significance thresholds for construction-related emissions (or those in place at the time of the development application). Future development shall mitigate construction-related emissions to below SCAQMD’s thresholds of significance.

Phase	Pollutant (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Construction-Related	75	100	550	150	150	55
CO = carbon monoxide; VOC = volatile organic compounds; NO _x = nitrogen oxides; PM ₁₀ = particulate matter smaller than 10 microns; PM _{2.5} = particulate matter smaller than 2.5 microns						
Source: South Coast Air Quality Management District, <i>CEQA Air Quality Handbook</i> , 1993. Revised November 1993.						

PA-4.9

To reduce construction-related air quality impacts, this comment requests that the DEIR be revised to include a mitigation measure which requires the use of 2010 model year diesel haul trucks or newer. As discussed above in Response PA-4.8, all 69 candidate sites would involve 774 DU or fewer and 878,720 SF or less non-residential floor area. Compliance with Mitigation Measure AQ-2 would reduce ROG emissions, ensuring SCAQMD construction thresholds would not be exceeded. Further, proposed Mitigation Measure AQ-3 requires that development exceeding the development scenario of 774 DU and 878,720 SF non-residential uses, or the exclusively residential scenario of 1,007 DU, mitigate construction-related emissions to below SCAQMD’s thresholds of significance. Following compliance with Mitigation Measures AQ-2 and AQ-3, construction-related impacts would be less than significant. Mitigation Measure AQ-3 would allow future development to incorporate any mitigation, including the use of 2010 or newer model year diesel haul trucks, to reduce impacts to below SCAQMD’s thresholds of significance. Future mixed-use developments (not proposed MFR by right uses) would be evaluated at the project-level, when individual projects are implemented. Future mixed-use developments would be subject to review under CEQA and mitigation would be recommended, as needed, to reduce construction emissions to below SCAQMD thresholds.

Notwithstanding, during their deliberations on the Project, the City decision makers will consider the SCAQMD’s suggestion to require the use of 2010 model year diesel haul trucks or newer.

PA-4.10

To reduce significant operational air quality impacts, this comment requests that the DEIR be revised to include mitigation to limit parking supply, require use of electric gardening



equipment, require that residential garages enable charging of neighborhood electric vehicles (NEVs)/battery powered vehicles, require at least five (5) percent of all commercial vehicle parking spaces include EV charging stations, and build with appropriate infrastructure to support EV charging. This comment also recommends that residential electrical panels be appropriately-sized to accommodate future expanded use. As discussed under Impact 4.1-2, operational emissions for future MFR developments proposing fewer than 541 DU would not exceed SCAQMD's thresholds of significance. A future development with operational emissions below SCAQMD thresholds is considered to have a less than significant impact. A review of [Appendix D](#) indicates that five of the 69 candidate sites would involve 541 DU or more. Future MFR developments proposing 541 DU or more would be required to conduct project-level assessments of operational air quality impacts (Mitigation Measure AQ-4). Future mixed-use developments (not proposed MFR by right uses) would be evaluated at the project-level, when individual projects are implemented. Future mixed-use developments would be subject to review under CEQA and mitigation would be recommended, as needed, to reduce operational emissions to below SCAQMD thresholds. Notwithstanding, proposed Mitigation Measure AQ-4 requires that future MFR development involving 541 DU or more mitigate operational emissions to below SCAQMD's thresholds of significance. The DEIR has been written to provide a flexible yet implementable mitigation. To reduce operational impacts, Mitigation Measure AQ-4 would allow future development to incorporate any mitigation, which would reduce impacts to below SCAQMD's thresholds of significance, including the suggested measures specified above. Following compliance with Mitigation Measures AQ-4, operational impacts would be less than significant.

Notwithstanding, during their deliberations on the Project, the City decision makers will consider the SCAQMD's suggestion to require the specified measures.

From: Destiny Colocho [<mailto:DColocho@RinconTribe.org>]
Sent: Tuesday, October 17, 2017 11:30 AM
To: Darnell, Doug <DDarnell@riversideca.gov>
Cc: Erica Martinez <emartinez@RinconTribe.org>
Subject: [External] 2014-2021 Housing Element Update-Housing Implementation Plan

Dear Mr. Darnell,

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your Notice of Availability of a Draft Environmental Impact Report and we thank you for the opportunity to provide comments. We have reviewed the draft EIR and Rincon is in agreement with the mitigation measures described under Section 4.3 Cultural and Tribal Cultural Resources. At this time we have no further comments.

Thank you for the opportunity to protect and preserve our cultural assets.

Destiny

Destiny Colocho, RPA
Cultural Resource Manager
Cultural Resource Department
Rincon Band of Luiseño Indians
1 West Tribal Road | Valley Center, CA 92082
Office: 760-297-2635 | Cell: 760-705-7171
Fax: 760-692-1498
Email: dcolocho@rincontribe.org



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5.1



RESPONSE TO COMMENT LETTER PA-5

Rincon Band of Luiseño Indians

Destiny Colocho, RPA, Cultural Resource Manager, Cultural Resource Department

October 17, 2017

PA-5.1 This comment notes that the Rincon Band of Luiseño Indians has reviewed the DEIR and agrees with the mitigation measures described under Section 4.3, *Cultural and Tribal Cultural Resources*. This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary.

From: Claudia Manrique [mailto:claudiam@moval.org]
Sent: Friday, October 20, 2017 4:22 PM
To: Darnell, Doug <DDarnell@riversideca.gov>
Subject: [External] Draft EIR for 2014-2021 Housing Element (SCH#2017041039)

Doug:

We have no comments on the draft EIR, but would like to be notified when the Final EIR is released.

6.1

Sincerely,

Claudia Manrique
Associate Planner
Community Development
City of Moreno Valley

p: 951.413.3225 | e: claudiam@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA 92553

Claudia Manrique
Associate Planner
Community Development
City of Moreno Valley

p: 951.413.3225 | e: claudiam@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA 92553





RESPONSE TO COMMENT LETTER PA-6

City of Moreno Valley
Claudia Manrique, Associate Planner
Community Development
October 20, 2017

- PA-6.1 This comment notes that the City of Moreno Valley has no comment on the DEIR, however, wishes to be notified when the FEIR is released. As noted in Response PA-4.4, CEQA requires that the lead agency provide a written proposed response to a public agency on comments made by that public agency at least ten (10) days prior to certifying an EIR. In compliance with this requirement, the City of Riverside will provide their response to the City of Moreno Valley, at least ten days prior to certifying the EIR. Further, the City of Moreno Valley remains on the Project's public notification list and will continue to be notified of future Project-related actions.

From: Erica Martinez [<mailto:emartinez@RinconTribe.org>]
Sent: Tuesday, October 24, 2017 1:04 PM
To: Darnell, Doug <DDarnell@riversideca.gov>
Subject: [External] 2014-2021 Housing Element Update

Dear Mr. Darnell:

Attached please find the tribes response to the notification we received regarding the above mentioned project.

If there are any questions or concerns please do not hesitate to contact our office at your convenience.

Thank you,

Erica A. Ortiz-Martinez

Administrative Assistant
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road | Valley Center, CA 92082
Office: 760-297-2635
Fax: 760-692-1498
Email: emartinez@rincontriibe.org

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2635 Fax:(760) 692-1498



RECEIVED

10/23/17

Community & Economic
Development Department

RECEIVED

OCT 24 2017

Community & Economic
Development Department

October 23, 2017

Douglas Darness
City of Riverside
3900 Main Street
Riverside, CA 92522

Re: 2014-2021 Housing Element Update Housing Implementation Plan

Dear Mr. Darness:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the 2014-2021 Housing Element Update Housing Implementation Plan Project and we thank you for the opportunity to consult on this project. The location you have identified is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

7.2

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people. Thank you for providing Rincon with the notification of the availability of the Draft Environmental Impact Report. After reviewing the information we noticed we were not provided with the cultural portion of the EIR. If you could please forward this information as soon as possible it would be greatly appreciated.

7.3

We look forward to hearing from you. If there are any questions or concerns please do not hesitate to contact our office at (760) 297-2635 at your convenience.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Destiny Colocho
Manager
Rincon Cultural Resources

Bo Mazzetti
Tribal Chairman

Tishmall Turner
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member



RESPONSE TO COMMENT LETTER PA-7

Rincon Band of Luiseño Indians

Erica Ortiz-Martinez, Administrative Assistant, Cultural Resource Department

Destiny Colocho, RPA, Cultural Resource Manager, Cultural Resource Department

October 24, 2017 (received after the close of the DEIR public review period (October 23, 2017))

PA-7.1 This comment includes the email that transmitted the comment letter and serves as an introduction to the letter.

PA-7.2 This comment serves as an introduction to the letter and Rincon Band of Luiseño Indians.

PA-7.3 This comment states that the Rincon Band of Luiseño Indians were not provided with the cultural portion of the EIR and requests that this information be forwarded. Cultural resources are addressed in DEIR Section 4.3, Cultural and Tribal Cultural Resources. In response to the Rincon Band’s request for cultural resources information, the City replied on October 25, 2017 providing links to the DEIR and Appendices; see Attachment 1. It is further noted that the *Amended Notice of Availability of a Draft Environmental Impact Report*, which was provided to the Rincon Band on September 6, 2017, also communicated that copies of the DEIR and supporting documents were available for public review at the following locations:

City of Riverside
3900 Main Street, Third Floor
Riverside, California 92522

City of Riverside Public Library
3581 Mission Inn Avenue
Riverside, California 92501

City of Riverside Website: <http://www.riversideca.gov/planning/>

It is noted that the Rincon Band of Luiseño Indians previously submitted a comment letter on October 17, 2017 (see Comment Letter PA-5 above) stating the following:

We have reviewed the draft EIR and Rincon is in agreement with the mitigation measures described under Section 4.3 Cultural and Tribal Cultural Resources. At this time we have no further comments.

Therefore, the Rincon Band’s comment in this Comment Letter (PA-7) that they were not provided the cultural portion of the EIR conflicts with their earlier October 17, 2017 comments.

ATTACHMENT 1

Darnell, Doug

From: Darnell, Doug
Sent: Wednesday, October 25, 2017 11:08 AM
To: 'Erica Martinez'
Cc: Eastman, Jay; Bartscher, Christina
Subject: RE: [External] 2014-2021 Housing Element Update

Hello Erica,

Thank you for providing comments on the City's 2014-2021 Housing Element Implementation Plan. In response to the Tribe's comment letter requesting that the City send the Cultural portion of the DEIR as soon as possible, we would like you to know that the DEIR and DEIR Appendices can be viewed on the Housing Element webpage at the following link: <http://www.riversideca.gov/planning/housing-element.asp>

Direct links to the DEIR and DEIR Appendix G – Cultural & Tribal Resources Report are also provided below:

- DEIR document: <http://www.riversideca.gov/planning/pdf/2017/Public%20Review%20Draft%20DEIR%20for%202014-2021%20Housing%20Element%20Implementation.pdf> See DEIR Section 4.3 Cultural & Tribal Cultural Resources
- Appendix G – Cultural & Tribal Report: http://www.riversideca.gov/planning/pdf/2017/07_Appendix%20G_Cultural%20and%20Tribal.pdf

Please let me know if you have any further questions.

Sincerely,

Douglas A. Darnell, AICP, Senior Planner

3900 Main Street
Riverside, CA 92522
Ph: 951-826-5219
Fax: 951-826-5981
e-mail: ddarnell@riversideca.gov



**PERSONS AND ORGANIZATIONS
COMMENTS AND RESPONSES PO-1 THROUGH PO-13**



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**CITY OF RIVERSIDE
SPEAKER CARD**

AGENDA ITEM NO.: 5

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

IF YOU WISH TO ADDRESS THE PLANNING COMMISSION, PLEASE COMPLETE AND SUBMIT THIS CARD TO THE PLANNING STAFF. SPEAKER CARDS WILL BE ACCEPTED UNTIL CONCLUSION OF PUBLIC COMMENT ON THE AGENDA ITEM.

NAME: Mary Alia Schweden DATE: _____

CITY/NEIGHBORHOOD: LA SIENA PHONE # (Optional): 951 235 6745

ADDRESS (Optional): 4350 La Siema Riverside
Address City/State/Zip

SUBJECT: Rezoning of our property

SUPPORT OPPOSE NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.

Pleased with removal of La Siema & Collett property.

CITY OF RIVERSIDE
SPEAKER CARD

AGENDA ITEM NO.: 5

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

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NAME: Anita Husted DATE: 10/19/17

CITY/NEIGHBORHOOD: Arlington PHONE # (Optional): 303-332-2980

ADDRESS (Optional): 2571 Country Club Ct. Denver, CO 80234
Address City/State/Zip

SUBJECT: Rezoning Arlington Area Properties

SUPPORT both OPPOSE NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.

*Property owner van Buren # 91 N/E corner trying to develop.
Concern with high density adjacent to freeway off ramp.
Has other property.*

CITY OF RIVERSIDE
SPEAKER CARD

AGENDA ITEM NO.: 85

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

IF YOU WISH TO ADDRESS THE PLANNING COMMISSION, PLEASE COMPLETE AND SUBMIT THIS CARD TO THE PLANNING STAFF. SPEAKER CARDS WILL BE ACCEPTED UNTIL CONCLUSION OF PUBLIC COMMENT ON THE AGENDA ITEM.

NAME: Clark Dupont DATE: 10/19/17

CITY/NEIGHBORHOOD: Wood Streets (Ward 1) PHONE # (Optional): 951 684-9399

ADDRESS (Optional): 3493 RAMONA DRIVE Riverside, CA 92506
Address City/State/Zip

SUBJECT: REZONING WIG4S03

SUPPORT OPPOSE NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.

Ward 1 - oppose parking lot at rec due to historic area. Not convinced EIR addresses historic.

CITY OF RIVERSIDE
SPEAKER CARD

AGENDA ITEM NO.: 5

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

IF YOU WISH TO ADDRESS THE PLANNING COMMISSION, PLEASE COMPLETE AND SUBMIT THIS CARD TO THE PLANNING STAFF. SPEAKER CARDS WILL BE ACCEPTED UNTIL CONCLUSION OF PUBLIC COMMENT ON THE AGENDA ITEM.

NAME: TAUNA MALLIS DATE: 10-19-17
CITY/NEIGHBORHOOD: WOOD STREETS - HISTORIC PHONE # (Optional): 909-225-3976
ADDRESS (Optional): 3498 RAMONA DR 92506
Address City/State/Zip
SUBJECT: SE. OF INTERSECTION @ City College & Ramona Dr

SUPPORT

OPPOSE

NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.

Ward 1 - oppose parking lot at pcc.
Concern with Historic District.
Concern with crowding

**CITY OF RIVERSIDE
SPEAKER CARD**

AGENDA ITEM NO.: 5

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

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NAME: Kathy Slane DATE: 10/19/17

CITY/NEIGHBORHOOD: La Sierra/Collett PHONE # (Optional): 951-299-8366

ADDRESS (Optional): 4244 Ferguson Ct 92505
Address City/State/Zip

SUBJECT: Zoning Change

SUPPORT

OPPOSE

NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.

Ward Co -

Happy with removal of property.

CITY OF RIVERSIDE
SPEAKER CARD

AGENDA ITEM NO.: 5

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

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NAME: DILIP SETHI DATE: 10/19/2017

CITY/NEIGHBORHOOD: _____ PHONE # (Optional): _____

ADDRESS (Optional): _____

Address

City/State/Zip

SUBJECT: APN 151-111-039 - 8527 JANES AVENUE - RE ZONE R-3-15c

SUPPORT

OPPOSE

NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.

Ward 6

Wants his property ~~not~~ included, not dropped.

CITY OF RIVERSIDE
SPEAKER CARD

AGENDA ITEM NO.: 5

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

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NAME: Heinz Zwinger DATE: 10-19-17

CITY/NEIGHBORHOOD: Arlington PHONE # (Optional): 951-858-7140

ADDRESS (Optional): 7445 & 7509 Arlington Ave, Riverside
Address City/State/Zip

SUBJECT: Business 7445 and 7509 Arlington Ave

SUPPORT

OPPOSE

NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.

*Case Files P17-0090 / P17-0182 / P17-0521
Grandfather in
Remove from Program*

**CITY OF RIVERSIDE
SPEAKER CARD**

AGENDA ITEM NO.: 5

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

IF YOU WISH TO ADDRESS THE PLANNING COMMISSION, PLEASE COMPLETE AND SUBMIT THIS CARD TO THE PLANNING STAFF. SPEAKER CARDS WILL BE ACCEPTED UNTIL CONCLUSION OF PUBLIC COMMENT ON THE AGENDA ITEM.

NAME: Shaylene Yelloweyes DATE: 10/19/2017

CITY/NEIGHBORHOOD: Ward 2 PHONE # (Optional): _____

ADDRESS (Optional): _____
Address City/State/Zip

SUBJECT: Rezone for more housing

SUPPORT OPPOSE NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.

Advocate for additional housing, affordable housing.

**CITY OF RIVERSIDE
SPEAKER CARD**

AGENDA ITEM NO.: 4

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

IF YOU WISH TO ADDRESS THE PLANNING COMMISSION, PLEASE COMPLETE AND SUBMIT THIS CARD TO THE PLANNING STAFF. SPEAKER CARDS WILL BE ACCEPTED UNTIL CONCLUSION OF PUBLIC COMMENT ON THE AGENDA ITEM.

NAME: TOM Hunt DATE: 10/19

CITY/NEIGHBORHOOD: _____ PHONE # (Optional): 680-1955

ADDRESS (Optional): 3900 Market St #270 Riv 92501
Address City/State/Zip

SUBJECT: Rezone of Property Adjacent to Van Buren Drive

SUPPORT OPPOSE NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.

Support

**CITY OF RIVERSIDE
SPEAKER CARD**

AGENDA ITEM NO.: _____

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

IF YOU WISH TO ADDRESS THE PLANNING COMMISSION, PLEASE COMPLETE AND SUBMIT THIS CARD TO THE PLANNING STAFF. SPEAKER CARDS WILL BE ACCEPTED UNTIL CONCLUSION OF PUBLIC COMMENT ON THE AGENDA ITEM.

NAME: ASH ETEMADIAN DATE: 10/19/17

CITY/NEIGHBORHOOD: _____ PHONE # (Optional): _____

ADDRESS (Optional): _____
Address City/State/Zip

SUBJECT: VAN BUREN - 91 FREEWAY

SUPPORT OPPOSE NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.

*Working with property owner to develop
commercial in the NIE corner of property.*



No Speaker Card for Commenter PO-11

**CITY OF RIVERSIDE
SPEAKER CARD**

AGENDA ITEM NO.: _____

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

IF YOU WISH TO ADDRESS THE PLANNING COMMISSION, PLEASE COMPLETE AND SUBMIT THIS CARD TO THE PLANNING STAFF. SPEAKER CARDS WILL BE ACCEPTED UNTIL CONCLUSION OF PUBLIC COMMENT ON THE AGENDA ITEM.

NAME: LAN DOAN DATE: 10/19/2017

CITY/NEIGHBORHOOD: ward 6 PHONE # (Optional): -

ADDRESS (Optional): 10427 COOK AVE. Riverside CA 92505
Address City/State/Zip

SUBJECT: Rezone from R-1-7000 to R-3-1500

SUPPORT OPPOSE NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.

Support proposal

**CITY OF RIVERSIDE
SPEAKER CARD**

AGENDA ITEM NO.: 5

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

IF YOU WISH TO ADDRESS THE PLANNING COMMISSION, PLEASE COMPLETE AND SUBMIT THIS CARD TO THE PLANNING STAFF. SPEAKER CARDS WILL BE ACCEPTED UNTIL CONCLUSION OF PUBLIC COMMENT ON THE AGENDA ITEM.

NAME: Nancy Melendez DATE: 1/2/17
CITY/NEIGHBORHOOD: Ward 5 PHONE # (Optional): _____
ADDRESS (Optional): 9216 Hawthorne Ave _____
Address City/State/Zip
SUBJECT: Housing Plan

SUPPORT OPPOSE NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.



COMMENT AND RESPONSE P0-01

Mary Alice Schroeder
October 19, 2017

The commenter spoke in support of removal of the La Sierra/Collett Avenue property [Candidate Site W6G4S26] from the Project.

PO-1 This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary.

COMMENT AND RESPONSE P0-02

Anita Husted
October 19, 2017

The commenter, who is Senior Pastor of the Good News Church, spoke concerning three properties their family owns in the Arlington area that would be affected by the Project's proposed rezoning efforts [Candidate Sites W5G1S11 was the only site specifically identified]. The commenter noted that Candidate Site W5G1S11 (APN's 233-062-039 and 233-062-040 located at the northeast corner of the State Route 91/Van Buren Boulevard intersection) is subjected to significant traffic noise, which would make it inappropriate for high density residential (HDR) zoning. The commenter supported rezoning of their other two properties (not specifically identified). However, requested that Candidate Site W5G1S11 be removed from the project.

PO-2 This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary. The City decision makers will consider the commenter's requests during their deliberations on the Project.

COMMENT AND RESPONSE P0-03

Clark Dupont
October 19, 2017

The commenter identified a property adjacent to Candidate Site W1G4S03. The commenter asked if the Project's proposed rezoning efforts would remove Candidate Site W1G4S03's historic designation. The commenter does not believe that future multi-family residential development occurring on this site would meet the City's requirement for a Certificate of Appropriateness.

PO-3 The Project's potential impacts to historic resources are analyzed in DEIR [Section 4.3, Cultural and Tribal Cultural Resources](#). As indicated in DEIR [Table 4.3-2, Existing and Potential City Historic Districts \(Within/Adjacent to a Candidate Site\)](#), Candidate Site W1G4S03 is located within the Wood Streets Historic District boundaries. However, Candidate Site W1G4S03 currently supports a surface parking lot associated with Riverside Community College and is not identified as a "Contributor" to the Wood Streets Historic District by the City's historic resources inventory database; refer to DEIR page 4.3-29. Project implementation would not remove Candidate Site W1G4S03 from the Wood Streets Historic District. Thus, Project implementation would result in a less than significant impact concerning historic districts. It



is also noted, potential impacts to properties located adjacent to a candidate site are addressed throughout the DEIR; see [Section 4.1](#) through [Section 4.10](#).

COMMENT AND RESPONSE PO-04

Tauna Mallis
October 19, 2017

The commenter supported the comments raised by Clark Dupont, and emphasized the importance of the City's historic resources. The commenter expressed concern that the cumulative development of Candidate Site W1G4S03 combined with existing overcrowding at Riverside Community College would impact parking, wear/tear on streets, and children's safety.

PO-4 Refer to Response PO-3 concerning historic resources within Candidate Site W1G4S03. CEQA does not require an analysis of parking, wear/tear on streets, and children's safety, as these topics of concern are not significant effects on the environment. (CEQA Guidelines Section 15131, *Economic and Social Effects*). This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary. The City decision makers will consider this comment during their deliberations on the Project.

COMMENT AND RESPONSE PO-05

Kathy Slane
October 19, 2017

The commenter spoke in support of removal of the La Sierra/Collett Avenue property [Candidate Site W6G4S26] from the Project.

PO-5 This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary.

COMMENT AND RESPONSE PO-06

Dilip Sheth
October 19, 2017

The commenter spoke in opposition of removal of Candidate Site W6G4S32 from the Project and requested that the City reconsider its inclusion in the Project.

PO-6 This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary. The City decision makers will consider this comment during their deliberations on the Project.

COMMENT AND RESPONSE PO-07

Heinz Zwingler
October 19, 2017



The commenter identified two properties affected by the proposed Project (7445 and 7509 Arlington Avenue) [Candidate Site W7G4S35]. The commenter asked if the Project would affect the existing businesses on these properties and if the properties could be removed from the Project when they are sold.

PO-7 As concluded in DEIR Section 7.0, *Effects Found Not To Be Significant*, project implementation would not displace people. Thus, the Project would not affect the existing businesses. The Housing Element does not approve or otherwise commit the City to a specific project, construction plan, or timing. Any public sector/City proposals resulting in displacement must demonstrate conformance with California Government Code regulations concerning displacement, which specify the steps necessary to mitigate adverse impacts.

COMMENT AND RESPONSE P0-08

Shaylene Yelloweyes
October 19, 2017

The commenter spoke in support of the Project and the City's efforts to identify housing opportunities.

PO-8 This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary.

COMMENT AND RESPONSE P0-09

Tom Hunt
October 19, 2017

The commenter spoke in support of the Project and the rezoning of his property.

PO-9 This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary.

COMMENT AND RESPONSE P0-10

Ash Etemadian
October 19, 2017

The commenter spoke concerning Anita Husted's property located near State Route 91/Van Buren Boulevard [Candidate Site W5G1S11, APN's 233-062-039 and 233-062-040]. The commenter supports the City's efforts to uphold State-mandated housing requirements, but requests removal of Candidate Site W5G1S11 from the project.

PO-10 Refer to Comment and Response PO-3 above.

COMMENT AND RESPONSE P0-11 (No Speaker Card)

Mike Sadeghian
October 19, 2017



The commenter spoke concerning Anita Husted's property located near State Route 91/Van Buren Boulevard [Candidate Site W5G1S11]. The commenter supports the City's efforts to foster affordable housing opportunities, but requests removal of Candidate Site W5G1S11 from Project.

PO-11 Refer to Comments and Responses PO-3 and PO-10 above.

COMMENT AND RESPONSE P0-12

Lan Doan
October 19, 2017

The commenter spoke in support of the Project.

PO-12 This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary.

COMMENT AND RESPONSE P0-13

Nancy Melendez
November 2, 2017

The commenter spoke in support of the Project.

PO-13 This comment does not address the DEIR's adequacy or raise a significant environmental point. Therefore, no further response is necessary.



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11.4 ERRATA TO THE DRAFT EIR

The DEIR text changes resulting from public comments on the DEIR, or additional information received during the public review period, are detailed below. These changes do not affect the DEIR’s overall conclusions, rather, provide clarification, amplification, and/or insignificant modifications. Further, the text changes do not warrant DEIR recirculation pursuant to CEQA Guidelines Section 15088.5; refer to FEIR Section 11.1, *Changes to the DEIR*. None of the changes or information provided in the comments reflect a new significant environmental impact, a substantial increase in the severity of an environmental impact for which mitigation is not proposed, or a new feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted. In addition, the changes do not reflect a fundamentally flawed or conclusory DEIR. Text changes are merely intended to clarify, amplify, or correct information in the DEIR, as initiated by the Lead Agency or due to environmental points raised in the comment letters. Therefore, this FEIR is not subject to recirculation prior to certification.

DEIR text changes are presented in a box, with added text indicated by underlining and deleted text indicated by ~~strike through~~, as follows:



DEIR text changes are presented below according to DEIR section, page, and, where appropriate, paragraph.



SECTION ES, EXECUTIVE SUMMARY

All text revisions presented below are revised also in the Executive Summary.

SECTION 2.0, PROJECT DESCRIPTION

DEIR page 2-1 is revised in the FEIR as follows:

The City of Riverside 2014-2021 Housing Element Update consists of a comprehensive review and update to the City of Riverside Housing Element. The 2014-2021 Housing Element Update Housing Implementation Plan (Project) consists of various actions (tools) used to implement Housing Element Objectives and Policies. It is intended to accommodate the City of Riverside’s (“City” or “Riverside”) remaining Regional Housing Needs Assessment (RHNA) allocation of 4,767 DU through key actions, including Tools H-21, *Rezoning Program*, H-26, *Zoning Code Incentives*, H-47, *Senate Bill 2 - Supportive and Transitional Housing*, and H-53, *Single Room Occupancies*. The Project involves General Plan Amendments/Zone Changes/Specific Plan Amendments to 69 candidate sites and 303 parcels totaling approximately 395 acres. The candidate sites would have a development potential of as many as 11,715 dwelling units (DU) and as much as 7.2 million square feet (SF) of non-residential land uses. The approximately 66 DU and approximately 1.33 million SF of non-residential land uses located on the candidate sites would be replaced by future development (i.e., residential and commercial uses). Overall, Project implementation is anticipated to result in a net increase of as many as 11,649 DU and as much as 5.9 million SF of non-residential land uses (providing approximately 13,581 jobs) over existing conditions. In addition, the Project involves approval of the following entitlements: General Plan Land Use Map Amendment (Planning Case No. P17-0096) to re-designate sites to change candidate sites’ General Plan land use designations to ensure consistency with the proposed Zoning Map amendments and accommodate DUs assigned to the RHNA; Zoning Code Map Amendment (Planning Case No. P17-0180) to rezone sites change the base zone of identified properties to either Mixed-Use Urban (MU-U), Mixed-Use Village (MU-V), High Density Residential (R-3-1500), or Very High Density Residential (R-4), and remove overlay zones, including Neighborhood Commercial (NC), Building Stories (S), Residential Protection (RP), and Building Setbacks (X), where applicable, to accommodate DUs assigned to the RHNA; Zoning Code Text Amendment (Planning Case No. P17-0182) to include Tools H-26, *Zoning Code Incentives*, H-47, *Senate Bill 2 - Supportive and Transitional Housing*, and H-53, *Single Room Occupancies*; and Specific Plan Amendment (Planning Case No. P17-0521) to amend the University Avenue Specific Plan to specify that the 2014-2021 Housing Element candidate sites shall be permitted by right. An overview of the Project’s regional location, setting, Project background, and Project objectives is provided below.



DEIR page 2-13 is revised in the FEIR as follows:

2025 RIVERSIDE GENERAL PLAN 2025

The *Riverside General Plan 2025* (GP 2025) and GP FPEIR serve as the major tools for directing growth within the City and present a comprehensive plan to accommodate the City's growing needs. The GP 2025 is intended to implement the community's vision for what Riverside can be in 2025. GP 2025 is composed of 12 elements:

- Land Use and Urban Design;
- Circulation and Community Mobility;
- Housing;
- Arts and Culture;
- Public Safety;
- Education;
- Air Quality;
- Noise;
- Public Facilities;
- Open Space and Conservation;
- Parks and Recreation; and
- Historic Preservation.

GP 2025 analyzes trends, issues, and concerns affecting the City and its Sphere of Influence, includes City goals and objectives, and provides policies to guide development. The GP FPEIR analyzes the potential environmental effects of GP 2025 buildout. The GP 2025 and its GP FPEIR were certified in 2007 (last amended ~~2013~~ 2017) and are available for review at the City Planning Division.



DEIR Table 2-2, *Existing Zoning*, on DEIR page 2-14 is revised in the FEIR as follows:

Zoning District	Description
BASE ZONES	
Business and Manufacturing Park Zone (BMP)	Allows for low-intensity and low-impact industrial, office, and related uses.
Public Facility Zone (PF)	Allows for official and public uses of property and related activities, including civic center, public schools, public buildings, parks and recreation facilities, waterworks and drainage facilities, and similar areas that, for the welfare of the City, should be clear of particular structures or improvements, and for watershed areas for conservation of flood or storm waters of for protection against storm waters.
Commercial Retail Zone (CR)	Allows for a broad range of indoor oriented retail sales and service, and office uses as either stand-alone businesses or as part of commercial centers or office developments.
Commercial General Zone (CG)	Allows for more intense service commercial retail, office, and repair uses. The CG Zone also allows for some outdoor retail uses.
Office Zone (O)	Allows for administrative, business, and professional activities that involve a relatively low volume of direct customer contact. Also, allows limited commercial uses that support the office uses and their employees.
Residential Estate Zone (RE)	Allows for large-lot single family residences where the keeping of livestock and other farm animals and agricultural uses are not permitted.
Single-family Residential Zone (R-1-7000)	Allows single-family residences with a variety of lot sizes and housing choices.
Multiple-Family Residential Zones (R-3-1500 and R-3-3000)	Medium High Density Residential Zones (R-3-3000) and High Density Residential Zones (R-1-1500) are established to provide areas for multiple-family residences within a single structure, including such residential development types as apartments, town homes and condominiums.
OVERLAY ZONES	
<u>Airport Protection Overlay Zone (AP)</u>	<u>This zone is established to implement the requirements of the Riverside County Airport Land Use Compatibility Plan (ALUCP) for airports that affect land uses within the City.</u>
<u>Building Setback Overlay Zone (X and X-20)</u>	<u>Promotes quality design consistent with General Plan policies by allowing for modifications to the setback standards established in a base zone.</u>
<u>Building Stories Overlay Zone (S-1 and S-2)</u>	<u>Promotes quality design consistent with General Plan policies by allowing for modifications to the building height standards established in a base zone.</u>
<u>Cultural Resources Overlay Zone (CR)</u>	<u>Assists in implementation of the requirements of Title 20, Cultural Resources Code. It is to be applied to all properties designated as Cultural Resources, including properties within Historic Districts and Neighborhood Conservation Areas, and all individually designated Historic Landmarks and Structures of Merit.</u>
<u>Neighborhood Commercial Overlay Zone (NC)</u>	<u>Provides nearby neighborhoods with commercial centers that encourage and allow residents to safely walk to a neighborhood center and promotes social interaction through the types of uses allowed. Provides supplemental project review, limitations on uses, and additional development standards.</u>
<u>Residential Protection (RP)</u>	<u>Preserves the character of single-family residential neighborhoods where the physical conversion of single-family dwellings to higher occupancy rental housing units has the potential to increase densities beyond those intended for single-family zoned neighborhoods.</u>
<u>Specific Plan Overlay Zone (SP)</u>	<u>Implements State Government Code Sections 65450 through 65457. The SP Overlay Zone may be applied to all properties within the City lying within the bounds of an adopted specific plan, except those properties within the Downtown Specific Plan.</u>
<u>Water Course Overlay Zone (WC)</u>	<u>Identifies and designates City areas as floodways, stream channels, and areas that are subject to periodic flooding and accompanying hazards, and that should be kept free from particular structures or improvements that may endanger life or property or significantly restrict the carrying capacity of the designated floodway or stream channel.</u>
Source: City of Riverside Municipal Code Title 19, <i>Zoning</i> .	



DEIR page 2-23 is revised in the FEIR as follows:

2025 RIVERSIDE GENERAL PLAN 2025

The GP 2025 and GP FPEIR serve as the major tools for directing growth within the City and present a comprehensive plan to accommodate the City's growing needs. The GP 2025 analyzes the City's existing physical, social, cultural and environmental conditions, and identifies existing resources and opportunities. The GP 2025 is composed of twelve elements addressing: Land Use and Urban Design; Circulation and Community Mobility; Housing; Arts and Culture; Public Safety; Education; Air Quality; Noise; Public Facilities; Open Space and Conservation; Parks and Recreation; and Historic Preservation. GP 2025 analyzes trends, issues, and concerns affecting the City and its Sphere of Influence, includes City goals and objectives, and provides policies to guide development. The GP FPEIR analyzes the potential environmental effects of GP 2025 buildout. The GP 2025 and its GP FPEIR were certified in 2007 (last amended 2013) and are available for review at the City Planning Division.

DEIR page 2-27 is revised in the FEIR as follows:

- General Plan Land Use Map Amendment (Planning Case No. P17-0096) to change candidate sites' General Plan land use designations to ensure consistency with the proposed Zoning Map amendments and accommodate DUs assigned to the RHNA.
- Zoning Code Map Amendment (Planning Case No. P17-0180) to change candidate sites' zoning base zones to either Mixed-Use Urban (MU-U), Mixed-Use Village (MU-V), High Density Residential – 1,500 (R-3-1500), or Very High Density Residential (R-4), and remove overlay zones, including Neighborhood Commercial (NC), Building Stories (S), Residential Protection (RP), and Building Setbacks (X), where applicable, to accommodate DUs assigned to the RHNA.

SECTION 4.1, AIR QUALITY

DEIR pages 4.1-17 and 4.1-18 is revised in the FEIR as follows:

Construction activities associated with future development would occur in incremental phases over time based upon numerous factors, including market demand, and economic and planning considerations. Construction activities would consist of grading, demolition, excavation, cut-and-fill, paving, building construction, and application of architectural coatings. In addition, construction worker vehicle trips, building material deliveries, soil hauling, etc. would occur during construction. Construction-related emissions are typically site-specific and depend upon multiple variables. Quantifying individual future development's air emissions from short-term, temporary construction-related activities is not possible due to project-level variability and uncertainties concerning locations, detailed site plans, construction schedules/duration, equipment requirements, etc., among other factors, which are presently unknown. Since these parameters can vary so widely (and individual project-related construction activities would occur over time dependent upon numerous factors),



quantifying precise construction-related emissions and impacts would be impractical. Depending on how development proceeds, construction-related emissions associated with future development could exceed SCAQMD thresholds of significance. To provide a reference of the types of air quality emissions associated with representative individual construction activities, ~~three~~ four hypothetical scenarios were modeled for different sizes of residential and commercial development anticipated by the Project. Modeling was conducted for construction of the following ~~three~~ four residential and non-residential development scenarios:

- Mean: 169 DU and 102,640 SF of non-residential uses;
- 90th Percentile: 351 DU and 347,098 SF of non-residential uses; ~~and~~
- Maximum: 774 DU and 878,720 SF non-residential uses; and
- Exclusively Residential Maximum: 1,007 DU.

The construction emission estimates were based on a conservative assumption of a one-year construction duration, and the default construction equipment usage included in CalEEMod. It is also noted these scenarios are considered a reasonable assumption of the development that could occur at any given time in the future. Table 4.1-4, Typical Project Construction Emissions, presents the estimated daily short-term construction emissions for the ~~three~~ four hypothetical scenarios. For the ~~three~~ four modeled scenarios in Table 4.1-4, emissions would result from onsite demolition, grading activities, transport of materials to and from the site, building construction, paving, and architectural coating associated with the individual developments.

The emissions in Table 4.1-4 incorporate compliance with SCAQMD Rule 403, which would reduce fugitive dust emissions generated at future construction sites by requiring dust abatement measures (proposed Mitigation Measure AQ-1).¹ Rule 403 is required for all development projects and stipulates that excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures. In addition, SCAQMD Rule 402 is required for implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site and after implementation would reduce short-term fugitive dust impacts on nearby sensitive receptors. Future development would similarly be subject to compliance with SCAQMD Rules 1113 and 1143 concerning architectural coatings and reducing VOCs in consumer paint thinners and multi-purpose solvents, respectively.

Table 4.1-4 shows that the SCAQMD thresholds for ROG are exceeded under the maximum development scenario involving 774 DU and/or 878,720 SF of non-residential land uses. As such, future development exceeding the SCAQMD construction thresholds would be required to comply with proposed Mitigation Measure AQ-2, which requires the construction contractor to use ROG-reducing techniques, such as utilizing a high-pressure-low-volume (HPLV) paint applicators, and exceeding SCAQMD Rule 1113. A review of Appendix D, Candidate Sites Table, indicates that all 69 candidate sites would involve 774 DU or fewer and/or 878,720 SF or less non-residential floor area. Notwithstanding, compliance with Mitigation Measure AQ-2 is required to ensure ROG emissions would be below the SCAQMD construction thresholds. A future development with daily construction-related emissions below SCAQMD thresholds is considered to have a less than significant impact.

¹ As noted above, individual developments can vary widely depending upon their duration, equipment used, soil hauling/grading activities, etc. As such, it is impractical to estimate the future development's construction-related air quality impacts. Therefore, short-term construction air emissions impacts must be addressed through compliance with RMC requirements on a case-by-case basis.



**Table 4.1-4
Typical Project Construction Emissions**

Pollutant	Example Development Projects Candidate Site Development Potential ¹ Emissions (pounds per day) ^{2, 3, 4}				SCAQMD Construction Thresholds
	Mean (169 DU ⁵ + 102,640 SF ⁵ Non- Residential)	90 th Percentile (351 DU + 347,098 SF Non- Residential)	Maximum (774 DU + 878,720 SF Non- Residential)	Maximum Residential Only (1,007 DU)	
ROG	22.64	55.58	96.30	<u>49.96</u>	75
NO _x	59.60	73.81	84.97	<u>59.60</u>	100
CO	35.89	39.55	73.19	<u>57.34</u>	550
SO _x	0.06	0.10	0.20	<u>0.15</u>	150
PM ₁₀	9.47	10.71	12.41	<u>9.91</u>	150
PM _{2.5}	6.10	7.04	7.56	<u>6.09</u>	55

SF = square feet; ROG = reactive organic gases; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides; PM₁₀ = particulate matter 10 microns in diameter or less; PM_{2.5} = particulate matter 2.5 microns in diameter or less

Notes:

1. Refer to [Appendix D, Candidate Sites Table](#), for a listing and description of the candidate sites.
2. Based on CalEEMod modeling results, worst-case seasonal emissions for area and mobile emissions have been modeled.
3. PM₁₀ and PM_{2.5} emissions assume implementation of SCAQMD Rule 403, which is required for all construction projects. In addition, ROG emissions assume implementation of SCAQMD Rule 1113, which limits the volatile organic compounds (VOC) content of architectural coatings for interior and exterior paint. The reduction/credits for construction emission mitigations are based on mitigation included in the CalEEMod model and as typically required by the SCAQMD. The mitigation includes the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stock piles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour.
4. Refer to [Appendix F, Air Quality/Greenhouse Gas Data](#), for assumptions used in this analysis.
5. DU = Dwelling Units; and SF = Square Feet.

If the mixed-use candidate sites were to develop exclusively as multiple-family residential (i.e., no non-residential land uses), based on allowable residential densities (see Appendix D), the largest single development would involve a maximum of 1,007 DU. DEIR Table 4.1-4 shows that SCAQMD construction thresholds would not be exceeded under such a development scenario. Therefore, such a scenario would result in a less than significant impact.

DEIR page 4.1-19 is revised in the FEIR as follows:

In addition to site-specific mitigation that would be determined on a project-by-project basis, existing City practices, and SCAQMD rules would reduce construction-related emissions. However, even here such measures would reduce an individual project's emissions to less than significant levels, none of



the measures serve to prevent individual actions from being constructed concurrently and thus resulting in cumulatively significant impacts. Additionally, neither the amount of construction occurring nor the exact location within the City is foreseeable, thus, it cannot be determined if the resultant construction emissions could be adequately controlled or reduced to below regulatory thresholds. Without such information, it is not possible to conclude that air pollutant emissions resulting from construction activities would be adequately reduced. Moreover, mitigation requiring that the Project reduce its development potential to densities/intensities that would yield emissions below the significance thresholds would be infeasible, given State law requires that the City accommodate their RHNA “fair share” of the region’s housing needs, which cannot be achieved without the proposed rezoning and the future development. Future development would be subject to compliance with applicable GP 2025 policies and SCAQMD rules and regulations, as well as Mitigation Measure AQ-3 to reduce short-term construction-related air emissions to below SCAQMD significance thresholds. Nonetheless With mitigation, the Project’s short-term construction-related air emissions would not exceed SCAQMD thresholds for all criteria pollutants, as shown in Table 4.1-4. However, given the uncertainty concerning project timing and location Therefore, impacts associated with short-term construction-related air emissions would remain significant and unavoidable, and a Statement of Overriding Considerations would be required should the City choose to approve the Project.

DEIR page 4.1-23, Mitigation Measure AQ-3 is revised in the FEIR as follows:

AQ-3 Construction-Related Emissions. Prior to demolition, grading, or building permit approval, and in accordance with SCAQMD’s promulgated methodology protocols, an Air Quality Assessment for Construction-Related Emissions shall be prepared for projects that would exceed the development scenario of 774 DU and 878,720 SF non-residential uses, or the exclusively residential scenario of 1,007 DU, and that would exceed the following SCAQMD significance thresholds for construction-related emissions (or those in place at the time of the development application). Future development shall mitigate construction-related emissions to below SCAQMD’s thresholds of significance.

Phase	Pollutant (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Construction-Related	75	100	550	150	150	55
CO = carbon monoxide; VOC = volatile organic compounds; NO _x = nitrogen oxides; PM ₁₀ = particulate matter smaller than 10 microns; PM _{2.5} = particulate matter smaller than 2.5 microns						
Source: South Coast Air Quality Management District, <i>CEQA Air Quality Handbook</i> , 1993. Revised November 1993.						

SECTION 4.3, CULTURAL AND TRIBAL CULTURAL RESOURCES

DEIR page 4.3-41, GP FPEIR MM Cultural 4 is revised in the FEIR as follows:

- c. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5,



CEQA Guidelines 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 48 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the MLD’s recommendation and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

DEIR page 4.3-34, GP FPEIR MM Cultural 5 is revised in the FEIR as follows:

GP FPEIR CULTURAL 5	MM	<p>To address potential impacts to historic resources that may be adversely affected by future development allowed by the proposed project, mitigation including, but not limited to, the following shall be considered:</p> <p>For adverse impacts to individual historic resources, such as: those on the National Register, California Register or City Landmark, Structure of Merit eligible, mitigation considered shall include <u>the following</u> in the order of preference:</p> <ol style="list-style-type: none"> a. Avoidance. b. Changes to the structure provided pursuant to the Secretary of Interior’s Standards. c. Structure relocation. d. Structure recordation to HABS/HAER standard if demolition is allowed. <p>For adverse impacts to a City designated Historic District, mitigation considered shall include, but not limited to, in order of preference:</p> <ol style="list-style-type: none"> a. Avoidance. b. Property recordation to HABS/HAER standard if demolition is allowed. c. Demolition is to be considered only if mitigation as described above is not feasible.
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DEIR page 4.3-40, GP FPEIR MM Cultural 3 is revised in the FEIR as follows:

- c. Prior to demolition, grading, or building permit approval, the City’s consultant shall complete the Phase II Testing Program as specified in the Research Design. The results of this Program shall be presented in a technical report that follows the County of Riverside’s Outline for Archaeological Testing Phase II Cultural Resources Testing & Evaluation Standard Scope of Work. The Phase II Report shall be submitted to the appropriate Tribe and the City’s Cultural Heritage Board.

DEIR page 4.3-41, GP FPEIR MM Cultural 4 is revised in the FEIR as follows:

- d. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, CEQA Guidelines 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 48 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the MLD’s recommendation and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

SECTION 4.5, HAZARDS AND HAZARDOUS MATERIALS

DEIR page 4.5-25, Mitigation Measure HAZ-2 is revised in the FEIR as follows:

- HAZ-2 If paint is chemically or physically separated from building materials during structure demolition, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. If lead-based paint is found, abatement shall be completed by a qualified lead specialist prior to any activities that would create lead dust or fume hazard. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which ~~specifies~~ specifies



exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Project Engineer.

SECTION 4.6, LAND USE AND PLANNING

DEIR page 4.6-20 is revised in the FEIR as follows:

Development Recently Approved or Pending for Project Candidate Sites

In 2013, the City began to identify potential candidate sites for the 2014-2021 Housing Element Rezoning Program. Initially the consideration of sites required coordination with other City Departments, consideration of State housing law site criteria, and the likelihood that the sites would be developed within the planning period. City staff also considered the likelihood of obtaining City Council approval, as the 2006-2014 Housing Element Rezoning Program was ~~never~~ not fully implemented due to the Council's inability to rezone all of the because only a few of the 2006-2014 candidate rezoning program sites were rezoned.

In October 2016, the City was named in a ~~California Supreme~~ Riverside County Superior Court petition for writ of mandate and complaint for not having a state compliant Housing Element. As a result, in January 2017 the City entered into a settlement agreement and created a list of 303 vacant or underdeveloped properties that could be rezoned to mixed-use or higher density multi-family residential.

DEIR page 4.6-21 is revised in the FEIR as follows:

The candidate sites identified in the 2014-2021 Housing Element Implementation Plan are vacant or underdeveloped, and have been selected based on the likelihood of their development within the planning period. Because of these factors, and the fact that there is no moratorium to prevent the submittal of development proposals, the following identified candidate sites have been partially developed, or entitled, since the time they were added to the Candidate Sites List; (see Appendix D, Candidate Sites Table) and would likely not be rezoned:

- W2G2S01
- W2G2S03
- W3G4S09
- W3G4S11
- W5G1S02
- W6G1S10

~~More specifically, the properties that would likely not be rezoned are listed below.~~



- Not rezoned to R 3 1500: Candidate Site W3G4S11 (APN 227130025);
 - Not rezoned to R 4: Candidate Site W3G4S09 (APN's 230020017 and 230020018);
 - Not rezoned to MU V: Candidate Sites W2G2S03 (APN 211182026) and W5G1S02 (APN's 234080031, 234080032, 234080034, 234091012, and 234091013); and
 - Not rezoned to MU U: Candidate Sites W2G2S01 (APN 250190040) and W6G1S10 (APN 138470031).
- W3G4S11 (entire site);
 - W3G4S09 (entire site);
 - W2G2S03 (entire site);
 - W4G3S13 (entire site);
 - W4G4S36 (entire site);
 - W5G1S02 (partial, APN's 234080031, 234080032, 234091012, and 234091013 only);
 - W5G1S11 (entire site);
 - W5G1S19 (entire site);
 - W6G4S17 (partial, APN 143040011 only);
 - W6G4S20 (partial, APN's 143080026 and 143080032 only);
 - W6G4S26 (entire site);
 - W6G4S33 (entire site);
 - W6G4S34 (entire site); and
 - W6G4S41 (partial, APN's 145082036, 145161007, 145161004, and 145161008 only).

DEIR page 4.6-29 is revised in the FEIR as follows:

Impact Analysis: As part of the Housing Element Update, the Project involves GP land use amendments to as many as 69 candidate sites, comprised of 303 parcels, and totaling approximately 395 acres. The GP land use amendments are proposed to change the candidate sites' land use designations to ensure consistency with the proposed Zoning Map amendments (refer to Impact 4.6-4) and accommodate DUs assigned to the RHNA. Table 2-6, Proposed General Plan Land Use Designations, provides descriptions of the proposed land use designations, which include High Density Residential (HDR), Very High Density Residential (VHDR), Mixed-Use – Urban (MU-U), and Mixed-Use – Village (MU-V). Table 4.6-7 presents the candidate sites' development potential based upon the proposed land use designations and typical residential densities and non-residential intensities. As discussed under Impact 4.6-2, future development is anticipated to result in a net increase of as many as 8,243 DU and as much as 1.3 million SF of non-residential uses over current GP 2025 development potential; see also Tables 4.6-3 and 4.6-7, and Section 5.3, Growth-Inducing Impacts. The updated Housing Element would serve as a comprehensive statement of City housing policy and a program of actions to support those policies. Additionally, the Project involves approval of GP Land Use Map Amendment (Planning Case No. P17-0096) to change candidate sites' General Plan land use designations to ensure consistency with the proposed Zoning Map amendments and accommodate DUs assigned to the RHNA.

DEIR page 4.6-30 is revised in the FEIR as follows:



As discussed under Impact 4.6-3 above, the Project involves GP amendments to as many as 69 candidate sites. The proposed GP amendments would be subject to compliance with City Resolution No. 20561 and RMC Section 19.800.040, which set forth procedures for amending the General Plan. The Project also involves zone changes to as many as 69 candidate sites, comprised of 303 parcels, and totaling approximately 395 acres. The Project proposes to change the base zone of identified properties to either Mixed-Use Urban (MU-U), Mixed-Use Village (MU-V), High Density Residential (R-3-1500), or Very High Density Residential (R-4) Zones, and remove overlay zones, including Neighborhood Commercial (NC), Building Stories (S), Residential Protection (RP), and Building Setbacks (X) Overlay Zones, where applicable, to accommodate DUs assigned to the RHNA. The proposed zone changes would be subject to compliance with RMC Section 19.810.030, which sets forth procedures for Zoning Code Text/Map Amendments. Table 2-7, Proposed Zoning, provides descriptions of the proposed candidate site zoning district, which include the High Density Residential (R-3-1500), Very High Density Residential (R-4), Mixed Use—Urban (MU-U), and Mixed Use—Village (MU-V) Zones. The proposed zoning is depicted on and Exhibit 4.6-4, Candidate Sites Proposed Zoning, illustrates their locations. Table 4.6-8, Candidate Sites Proposed Zoning Development Potential, presents the candidate sites’ development potential based upon the proposed zoning and typical residential densities and non-residential intensities. As indicated in Table 4.6-8, the candidate sites’ proposed zoning development potential is approximately 11,715 DU and approximately 7.2 million SF of non-residential land uses. A comparison of Table 4.6-4 and Table 4.6-8 indicates that future development is anticipated to result in a net increase of as many as 10,613 DU and as much as 1.9 million SF of non-residential uses over current zoning development potential.

DEIR page 4.6-33 is revised in the FEIR as follows:

Development Recently Approved or Pending for Project Candidate Sites. As discussed above, the properties listed below would likely not be rezoned.

- Not rezoned to R-3-1500: Candidate Site W3G4S11 (APN 227130025);
- Not rezoned to R-4: Candidate Site W3G4S09 (APN’s 230020017 and 230020018);
- Not rezoned to MU-V: Candidate Sites W2G2S03 (APN 211182026) and W5G1S02 (APN’s 234080031, 234080032, 234080034, 234091012, and 234091013); and
- Not rezoned to MU-U: Candidate Sites W2G2S01 (APN 250190040) and W6G1S10 (APN 138470031).
- W3G4S11 (entire site);
- W3G4S09 (entire site);
- W2G2S03 (entire site);
- W4G3S13 (entire site);
- W4G4S36 (entire site);
- W5G1S02 (partial, APN’s 234080031, 234080032, 234091012, and 234091013 only);
- W5G1S11 (entire site);
- W5G1S19 (entire site);
- W6G4S17 (partial, APN 143040011 only);
- W6G4S20 (partial, APN’s 143080026 and 143080032 only);
- W6G4S26 (entire site);



- W6G4S33 (entire site);
- W6G4S34 (entire site); and
- W6G4S41 (partial, APN's 145082036, 145161007, 145161004, and 145161008 only).

DEIR page 4.6-34 is revised in the FEIR as follows:

- Zoning Code Map Amendment (Planning Case No. P17-0180) to change candidate sites' zoning base zones to either Mixed-Use Urban (MU-U), Mixed-Use Village (MU-V), High Density Residential (R-3-1500), or Very High Density Residential (R-4), and remove overlay zones, including Neighborhood Commercial (NC), Building Stories (S), Residential Protection (RP), and Building Setbacks (X), where applicable, to accommodate DUs assigned to the RHNA.

DEIR page 4.6-34 Mitigation Measure LU-1 is revised in the FEIR as follows:

- LU-1 Concurrent with the proposed Zoning Code Map Amendment (Planning Case No. P17-0180), and to avoid potential conflicts with the Riverside Municipal Code and partially developed or entitled sites, the following properties shall be avoided through exclusion of these candidate sites/properties from the Project (i.e., Tool H-21, *Rezoning Program*):
- W3G4S11 (APN 227130025entire site);
 - W3G4S09 (APN's 230020017 and 230020018entire site);
 - W2G2S03 (APN 211182026entire site);
 - W4G3S13 (entire site);
 - W4G4S36 (entire site);
 - W5G1S02 (partial, APN's 234080031, 234080032, 234080034, 234091012, and 234091013 only);
 - ~~W2G2S01 (APN 250190040); and~~
 - ~~W6G1S10 (APN 138470031).~~
 - W5G1S11 (entire site);
 - W5G1S19 (entire site);
 - W6G4S17 (partial, APN 143040011 only);
 - W6G4S20 (partial, APN's 143080026 and 143080032 only);
 - W6G4S26 (entire site);
 - W6G4S33 (entire site);
 - W6G4S34 (entire site); and
 - W6G4S41 (partial, APN's 145082036, 145161007, 145161004, and 145161008 only).

SECTION 4.9, TRANSPORTATION AND TRAFFIC

DEIR pages 4.9-37 and 4.9-38, Mitigation Measure TRA-1 is revised in the FEIR as follows:



TRA-1 Payment of Transportation Uniform Mitigation Fees (TUMF). To mitigate impacts to roadway levels if service and in accordance with RMC Chapter 16.68, *Transportation Uniform Mitigation Fee*, and specifically the provisions of RMC Section 16.68.060 concerning the procedures for the levy, collection, and disposition of fees, the project applicant shall pay the appropriate TUMF, to fund their proportionate fair share of the following roadway improvements:

Existing (2017) Plus Project Conditions

- #4 - Arlington Avenue (East of between Brockton Avenue Magnolia Avenue and SR-91 Southbound Ramps). Widening of this roadway from four to six lanes (two additional lanes, one in each direction). This improvement shall account for the bikeway that exists along this roadway segment, in accordance with the City of Riverside Bicycle Master Plan, as well as the existing transit route.
- #28 - Van Buren Boulevard (South of between Cleveland Avenue Rudicill Street and Mockingbird Canyon Road). Widening of this roadway from four to six lanes (two additional lanes, one in each direction). This improvement shall account for the bikeway that is proposed along this roadway segment, in accordance with the City of Riverside Bicycle Master Plan, as well as the existing transit route.
- #29 - Van Buren Boulevard (West of between Mockingbird Canyon Road and Washington Street). Widened of this roadway from four to six lanes (two additional lanes, one in each direction). This improvement shall account for the bikeway that is proposed along this roadway segment, in accordance with the City of Riverside Bicycle Master Plan, as well as the existing transit route.
- #30 - Van Buren Boulevard (West of between Washington Street and Wood Road). Widening of this roadway from four to six lanes (two additional lanes, one in each direction). This improvement shall account for the bikeway that exists along this roadway segment, in accordance with the City of Riverside Bicycle Master Plan, as well as the existing transit route.
- #33 - Van Buren Boulevard (North of between Limonite Avenue and Jurupa Avenue). Widening of this roadway from four to six lanes (two additional lanes, one in each direction).

Cumulative/Future (2040) Plus Project Conditions

- #28 - Van Buren Boulevard (South of between Cleveland Avenue Rudicill Street and Mockingbird Canyon Road). See mitigation described above.



DEIR page 4.9-38, Mitigation Measure TRA-2 is revised in the FEIR as follows:

TRA-2 Traffic Operations Assessment. Prior to grading and/or building permit approval, a Traffic Operations Assessment shall be required for future development that results in any one of the following:

1. Generates 100 or more new peak hour vehicle trips;
2. Does not conform with the City of Riverside’s Access Management Guidelines;
and
3. The project site is located within 1,000 feet of a roadway or intersection where three or more reported vehicular accidents have occurred in a 12-month period, or five or more reported vehicular accidents in a 24-month period, and where the installation of traffic controls or improvements could reduce vehicular accidents;
or
4. The closest intersection, if greater than 1,000 feet from the project site, or segment of roadway between the project and the closest intersection, have had three or more reported vehicular accidents in a 12-month period, or five or more reported vehicular accidents in a 24-month period, and where the installation of traffic controls or improvements could reduce vehicular accidents.
~~is located within 1,000 feet of a roadway or intersection, or closest intersection if not within 1,000 feet, where three or more reported vehicular accidents in a 12-month period, or five or more reported vehicular accidents in a 24-month period have occurred, and where the installation of traffic controls could reduce vehicular accidents.~~