



RUSD

RIVERSIDE UNIFIED
SCHOOL DISTRICT



Environmental Impact Report Addendum New Elementary School on the Eastside

Orin Williams

Assistant Superintendent, Facilities, Planning & Development

Alen Estrada-Rodas

Senior Associate, Placeworks, Inc.

October 10, 2024

PURPOSE OF CEQA

The California Environmental Quality Act (CEQA) requires that local government agencies, prior to taking action on projects, consider the environmental consequences of such projects.

Purpose:

- Consider and disclose the potential significant environmental effects of proposed actions
- Identify ways to avoid or reduce the significant environmental effects of these actions to the extent feasible through proposed mitigation measures
- Consider feasible alternatives to the proposed actions
- Foster interagency consultation in the review of projects
- Enhance public participation in the planning process
- Required for school site approval and state funding

ENVIRONMENTAL IMPACT REPORT (EIR)

Purpose of an EIR:

- Provides information about the environmental effects of a project
- Identifies environmental impacts associated with the construction and operation of the project
- Evaluates possible ways to reduce or avoid adverse effects through mitigation measures and/or project alternatives
- Identifies specific discretionary actions to be considered by the lead and responsible agencies
- Provides sufficient information to allow the lead agency to make an informed decision on whether to approve the project

RECAP OF OPTIONS PRESENTED (9/14/2023)

Option 1:

- Relocate existing Lincoln HS & program offsite (revise MPR and historic kindergarten)
- Vacate Park Avenue
- 8.62 acres

Option 2:

- Keep Lincoln HS & build new elementary school next to Lincoln, with Lincoln Park field joint-use
- Vacate Park Avenue
- Vacate Thirteenth Street
- 7.07 acres
- Occupies Lincoln's field
- Negotiate a joint-use agreement with City

Option 3:

- Reconstruct partial Lincoln HS on-site; construct new elementary school
- Vacate Park Avenue
- 8.22 acres
- Needs interim housing



OPTION 2 - CONCEPTUAL SITE PLAN APPROVED SEPTEMBER 14, 2023

Description:

- Keep Lincoln HS & build new elementary school next to Lincoln, with Lincoln Park field joint-use
- Vacate Park Avenue
- Vacate Thirteenth Street
- 7.07 acres
- Occupies Lincoln's field
- Negotiate a joint-use agreement with City

Site Overview

- **Approved Project Budget (10/2021): \$62,000,000**
- **Student capacity 750**
- **TK - 6th grade**
- **TK - K one-story/1 - 6 two-story**
- **61,500 square feet**
- **76 parking spaces (on & off site)**
- **Estimated project cost (10/2021): \$51,198,461**
- **Estimated escalation (2/2024): \$101,439,172**



ADDENDUM TO THE 2023 CERTIFIED EIR

An addendum to EIR can be prepared when changes or additions are needed that do not trigger conditions requiring preparation of a subsequent EIR.

Therefore, addendums are only appropriate for inclusion of minor changes or additions.

Purpose of an Addendum:

- An EIR Addendum determines whether implementation of the modified project would require major revisions to the certified EIR due to the potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

MODIFIED PROJECT DESCRIPTION

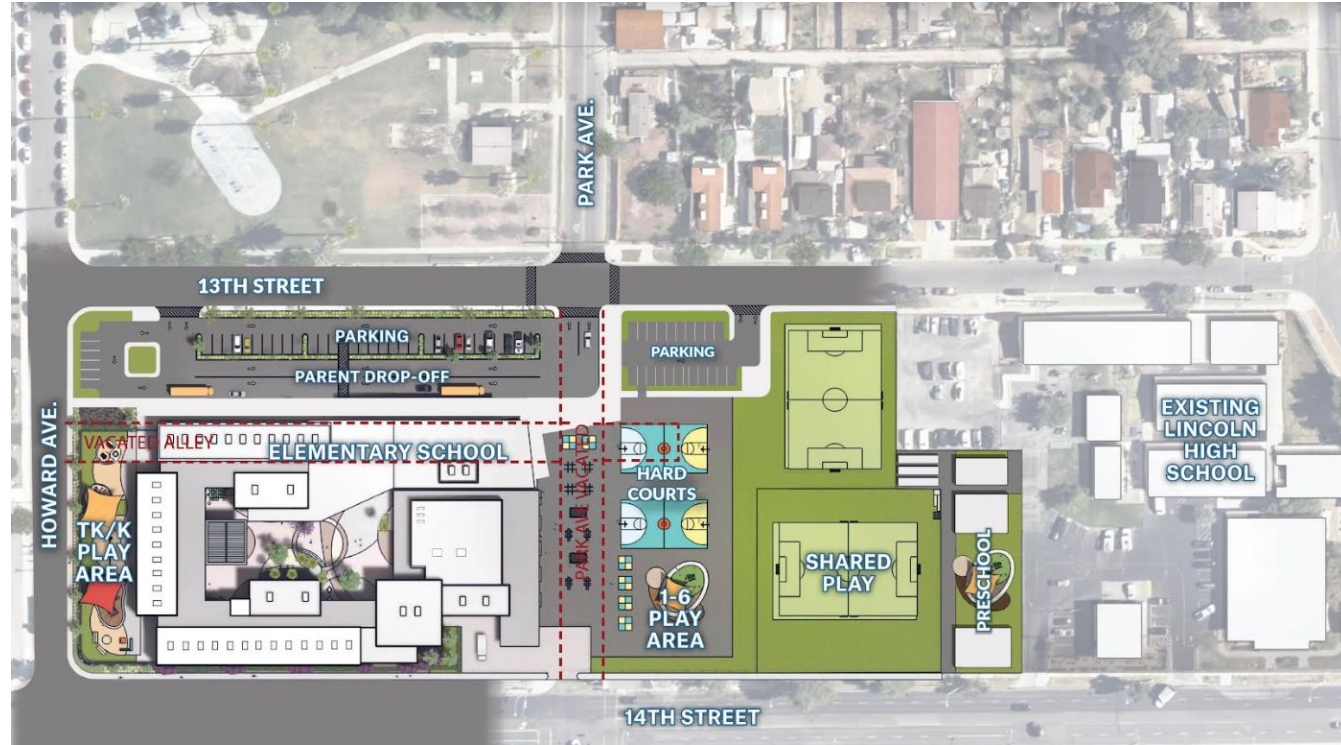
- Increase student population from 800 (approved project) to 900 students (modified project)
- Increase square footage of new buildings from 61,500 (approved project) to approximately 81,600 (modified project)
- Eliminate joint-use agreement of Lincoln Park (approximately 0.78 acres) with the city of Riverside. Lincoln Park (3.26 acres) will remain as is, open to the public without any access restrictions
- Expand field play area by relocating three (3) existing portables
- Modify 13th Street, between Howard Avenue and Park Avenue, to a one-way direction street, with angled parking on the southern portion of the street (*Option 2 only*)

MODIFIED SITE PLAN

Option 1

Description:

- 6.52 acres (4.6-acres acquired parcels including two alley vacations, 1.5-acres District owned Lincoln HS; 0.49 acres Park Avenue vacation)
- Increase student population
- Increase square footage of new buildings
- Eliminate joint-use of Lincoln Park
- Relocate three (3) existing portables

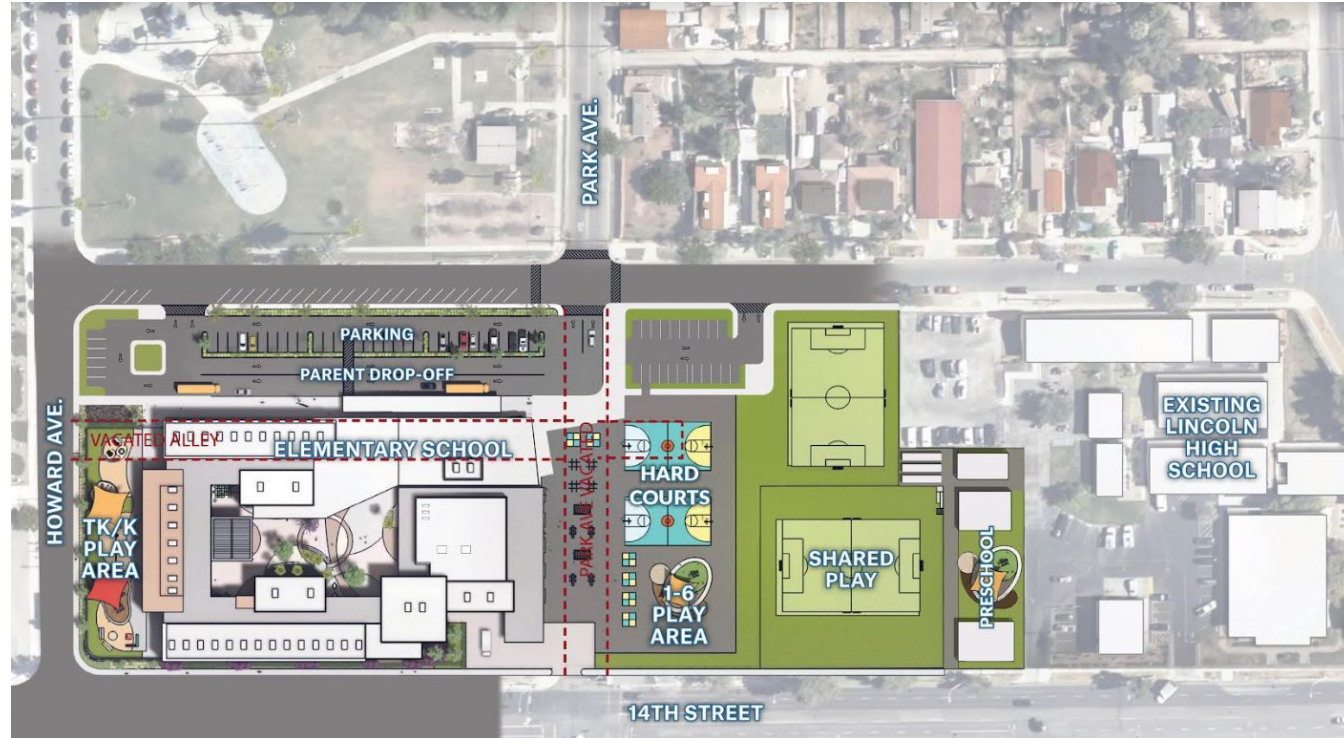


MODIFIED SITE PLAN

Option 2 - One-way direction with street parking

Description:

- 6.87 acres (4.6-acres acquired parcels including two alley vacations, 1.5-acres District owned Lincoln HS; 0.49 acres Park Avenue vacation; 0.35 acres of 13th Street)
- Increase student population
- Increase square footage of new buildings
- Acquisition of portion of Lincoln no longer necessary.
- Convert 13th Street to a one-way direction street, with angled parking
- Relocate three (3) existing portables








ENVIRONMENTAL IMPACT REPORT

ADDENDUM FINDINGS

- Impacts of the modified project have already been adequately identified and addressed in the certified EIR
- No substantial changes have occurred that would require major revisions to the certified EIR
- There are no new significant environmental effects and no substantial increase in the severity of previously identified significant effects

ENVIRONMENTAL IMPACT REPORT

ADDENDUM FINDINGS Continued...

Mitigation Measures Still Applicable to the Modified Project		Still Applicable
Air Quality	AQ-1: Use off-road equipment that meets Tier 4 Emission standards - diesel powered with more than 50 horsepower, or Tier 3 Emission equipment retrofitted with California Air Resource Board (CARB) and maintain use of equipment and hours in use	
Cultural Resources	CUL1 through CUL-14: District shall appoint a Historic Resources, Archaeological Resources, Paleontological Resources	
Hazards and Hazardous Materials	HAZ-1 and HAZ-2: Perform a Phase I Environmental Assessment or a Preliminary Environmental Assessment (PEA)	
Noise	NOI-1: Monitor vibration during construction	
Tribal Cultural Resources	TCR-1: Retain qualified Archaeologist to analyze any discovery	

ENVIRONMENTAL IMPACT REPORT

ADDENDUM FINDINGS Continued...

Impacts Still Considered Significant and Unavoidable

Historic Resources

Mitigation Measures Include:

- Appoint a Project Mitigation Member
- Protective Fencing around Historic Buildings During Construction
- Document Historic Resources, Prepare Rehabilitation/Adaptive Reuse Plan
- Demolish the remaining areas of Wiley-Williams House

Noise

Impacts along Howard Ave., Victoria Ave., 12th & 13th Street



RUSD

RIVERSIDE UNIFIED
SCHOOL DISTRICT

PUBLIC COMMENTS