

3. Project Description

3.1 PROJECT LOCATION

The Riverside Unified School District (District or RUSD) is considering three site design options (Options 1 through 3) with two different school boundary configurations for the Eastside Elementary School Project in the Eastside Neighborhood of the City of Riverside, Riverside County. A total of 29 properties are involved, bounded by 13th Street to the north, 14th Street to the south, Howard Avenue to the west, and Victoria Street to the south, as listed in Chapter 4, *Environmental Setting*, Table 4-1, *Project Site Parcels*. See Figure 3-1, *Regional Location*, Figure 3-2, *Local Vicinity*, and Figure 3-3, *Parcel Blocks*. (All figures in this chapter are provided at the end.)

Under Options 1 and 3, the proposed Eastside Elementary School would total 8.62 acres. It would consist of Abraham Lincoln High School (Lincoln High School) at 4341 Victoria Avenue, 23 individual parcels (8 parcels in Block B and 15 parcels in Block C), two alleyways (one in Block B and one in Block C), and a segment of Park Avenue. The project site under Options 1 and 3 is bordered by 13th Street to the north, 14th Street to the south, Howard Avenue to the west, and Victoria Street to the south (see Figure 3-3).

Under Option 2, the proposed elementary school would total 7.07 acres. It would consist of a portion of Lincoln High School, a portion of Lincoln Park, 23 individual parcels (8 parcels in Block B and 15 parcels in Block C), two alleyways (one in Block B and one in Block C), a segment of Park Avenue, and a segment of 13th Street. The project site under Option 2 is bordered by 14th Street to the south, Howard Avenue to the west, Lincoln High School to the east, and 13th Street and Lincoln Park to the north. The parcels and the roadways impacted under all three options are listed in Table 4-1. For the purposes of this Draft Environmental Impact Report (EIR), the parcels listed in Table 4-1 and shown on Figure 3-3—Lincoln High School, Lincoln Park, 23 parcels, two alleyways, Park Avenue, and 13th Street—are collectively referred to herein as the project site.

3.2 STATEMENT OF OBJECTIVES

The following objectives of the Eastside Elementary School Project will aid decision-makers in their review of the possible design options and associated environmental impacts:

- Provide a local school to serve the Eastside Neighborhood.
- Reduce operational costs associated with transporting students to widely dispersed school sites.
- Provide safe vehicular and pedestrian school access by avoiding direct access via 14th Street, a major arterial.

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3.3 PROJECT DEFINITION

“Project,” as defined by the CEQA Guidelines, means:

... the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following:

- (1) An activity directly undertaken by any public agency including but not limited to public works construction and related activities clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700.
- (2) An activity undertaken by a person which is supported in whole or in part through public agency contacts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- (3) An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies. (4 Cal. Code of Reg. § 15378[a])

3.4 PROJECT DESCRIPTION

In the 2022-2023 school year, approximately 1,025 transitional kinder to sixth grade students from five independent attendance areas within the City of Riverside’s Eastside Neighborhood attended five surrounding RUSD schools outside of the Eastside Neighborhood. These schools include Pachappa, Taft, Castle View, Emerson, and Magnolia Elementary Schools (see Figure 3-4, *Attendance Areas*). There are two other schools’ attendance areas, Longfellow and Alcott Elementary Schools, that are partially within the Eastside Neighborhood but students attending these schools are not part of RUSD’s independent attendance areas. An additional approximately 902 transitional kinder to 6th grade students are located in the latter mentioned schools, with an approximate 1,927 transitional kinder to 6th grade students in the Eastside Neighborhood. The majority of students in the Eastside Neighborhood are bused to attend schools outside of their neighborhood.

The proposed project would provide a local school for the Eastside Neighborhood. Several scenarios were evaluated and reviewed by RUSD. Ultimately, three options were selected as the most viable and included for final evaluation for the purposes of the CEQA analysis.

All three options would vacate Park Avenue between 13th and 14th Streets, acquire and remove structures on parcels in Block B and C, and construct a school serving up to 800 students in transitional kinder to 6th grades with approximately 33 classrooms (2 transitional kinder classrooms; 4 kindergarten classrooms; 24 classrooms for 1st to 6th grades; two special education classrooms; and one lab). All three options also assume that the existing two historic buildings (the bungalow and the Multipurpose Room) at the southeast corner of Lincoln High School would not be demolished. As shown in Table 3-1, *Summary of Project Options*, approximately 61,150 square feet of new building space would be constructed on an 8.62-acre site under Option 1, the same 61,150 square feet of new building space on a 7.07-acre site under Option 2, and approximately 83,350 square feet of new building space on an 8.62-acre site under Option 3. Therefore, Option 3 is considered the scenario with

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the greatest new building area and the largest impact footprint. It should be noted that all three site plan options are conceptual only, and the final design will not be available until an option is selected for further development by the Education Board.

Table 3-1 Summary of Project Options

	Option 1	Option 2	Option 3	
Option Description	Acquire Block B and C parcels and clear the land; demolish Lincoln High School; construct elementary school	Acquire Block B and C parcels and clear the land; keep Lincoln High School; construct elementary school; joint-use of Lincoln Park	Acquire Block B and C parcels and clear the land; Construct elementary school; Demo existing Lincoln High School and construct new high school	
Project Site Size	A total of 8.62 acres <ul style="list-style-type: none"> • 23 Parcels (4.05 acres) • 2 alleyways (0.22 acres) • Lincoln High School (3.9 acres, RUSD-owned) • Park Avenue segment to be vacated (0.45 acres) 	A total of 7.07 acres <ul style="list-style-type: none"> • 23 Parcels (4.05 acres) • 2 alleyways (0.22 acres) • A portion of Lincoln Park (0.78 acres) • A portion of Lincoln High School (1.05 acres, RUSD-owned) • Park Avenue segment to be vacated (0.45 acres) • 13th Street segment to be vacated (0.52 acres) 	A total of 8.62 acres <ul style="list-style-type: none"> • 23 Parcels (4.05 acres) • 2 alleyways (0.22 acres) • Lincoln High School (3.9 acres, RUSD-owned) • Park Avenue segment to be vacated (0.45 acres) 	
Total Building Demolition	45,505 sq. ft. (26,167 sf on Blocks B and C + 19,338 sf ¹ on Lincoln HS)	32,583 sq. ft. (26,167 sf on Block B and C parcels + 3,800 sf of portables on Lincoln HS)	45,505 sq. ft. (26,167 sf on Blocks B and C + 19,338 sf ¹ on Lincoln HS)	
Total Student Capacity	800 students (TK—6th)	800 students (TK—6th)	800 students (TK—6th)	200 students (Lincoln HS)
New Building Construction	Approx. 61,150 sq. ft.	Approx. 61,150 sq. ft.	Approx. 61,150 sq. ft. (TK—6th)	Approx. 22,200 sq. ft. (Lincoln HS)
TOTAL NEW CONSTRUCTION	Approx. 61,150 sq. ft.	Approx. 61,150 sq. ft.	Approx. 83,350 sq. ft.	

¹ Total square footage to be demolished for Lincoln High School excludes the historic multipurpose room (8,743 sq. ft.) and the historic bungalow (1,973 sq. ft.).

3.4.1 Option 1

Option 1 would be a total of 8.62 acres as detailed in Table 3-1: 23 parcels in Blocks B and C totaling 4.05 acres, two alleys in Block B and C totaling 0.22 acres, the entire 3.9 acres of Lincoln High School, and 0.45 acres of Park Avenue to be vacated between 13th and 14th Streets. Option 1 would require the acquisition of 4.05 acres that include 23 parcels in Blocks B and C: 10 parcels with single- and multi-family dwelling units, 3 parcels with commercial businesses, 9 vacant parcels, and 1 parcel with a cell tower; and vacation of two alleys and Park Avenue. As shown on Figure 3-5, *Option 1 Site Plan*, the main campus would generally be on the east side of Park Avenue, and the west side of Park Avenue would be used for play fields and hardcourts. The new school building areas would total approximately 61,500 square feet and consist of two 2-story classroom buildings for 1st to 6th grades and transitional kinder and kinder as well as spaces for administration, food service, media center, visual arts, and fine arts. Other school-supporting facilities would include a separate transitional kinder and kinder play area and an amphitheater. Two historic buildings at the southeast corner of

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Lincoln High School, the bungalow (the historic Irving Elementary School Kindergarten Building) and the multipurpose room (the historic Irving Elementary School Assembly Building) would remain and be rehabilitated. The main access to the campus, including bus drop-off, parent drop-off, and parking would be provided from 13th Street. The existing site access from 14th Street to the multipurpose room could remain for maintenance and staff purposes only. This option requires demolition of the majority of the presently used Lincoln High School structures and the relocation of Lincoln High School and students to a different facility within the District boundaries. To accommodate the displaced high school, a replacement site will be selected at a later date by the District to meet the average student class size of 200 students as well as any facility requirements to meet the programmatic and academic needs of the school.

3.4.2 Option 2

Option 2 would be developed on a total of 7.07 acres as detailed in Table 3-1: 23 parcels in Blocks B and C totaling 4.05 acres, two alleys in Block B and C totaling 0.22 acres, 0.45 acres of Park Avenue to be vacated between 13th and 14th Streets, 0.78 acres of Lincoln Park, 0.52 acres of 13th Street to be vacated between Howard Avenue and Park Avenue, and a 1.05-acre portion of Lincoln High School. Option 2 would require the acquisition of 4.05 acres that include 23 parcels in Blocks B and C: 10 parcels with single- and multifamily dwelling units, 3 parcels with commercial businesses, 9 vacant parcels, and 1 parcel with a cell tower; vacation of two alleys, Park Avenue, and 13th Street; and joint-use of a portion of Lincoln Park. The use of a portion of Lincoln High School would require the relocation of the preschool program to accommodate a new bus lane; the remaining campus would remain and operate as is. As shown on Figure 3-6, *Option 2 Site Plan*, the main campus for grades 1 to 6 would be provided on the west side of Park Avenue, and the main campus for the transitional kinder and kindergarten would be on the east side of Park Avenue. The new school building areas would total approximately 61,500 square feet and consist of two 2-story classroom buildings for 1st to 6th grades and transitional kinder and kindergarten as well as spaces for administration, food service, media center, visual arts, and fine arts. Other school-supporting facilities would include joint-use turf playfields, joint-use hard courts, a lunch shelter, a transitional kinder and kindergarten playfield with an outdoor maker space, an amphitheater, a shared restroom, shared parking and parent drop-off on 13th Street, and a bus drop-off lane separating Lincoln High School and the proposed elementary school.

Only a portion of Lincoln Park (approximately 0.78 acres) would be developed as joint-use turf playfields and access restricted during school hours. The remaining areas of Lincoln Park (2.48 acres) would remain open to the public without any access restrictions. The joint-use park with turf playfields and hardcourts would be lighted and fenced. The ultimate design and programs for the joint-use turf playfields and hardcourts would be determined later in coordination with the City of Riverside pursuant to a joint-use agreement. The joint-use agreement with the City of Riverside would determine the term of use, including operating hours, list of shared facilities, maintenance responsibilities, etc. of the joint-use park space. For the purposes of the CEQA analysis, conservative assumptions have been made, which include the joint-use park operating hours from 4:30 pm to 10:00 pm, Monday to Friday; from 7:30 am to 10:00 pm, Saturday and Sunday; and during the District's summer break. Vehicle access to the joint-use park would be provided from 13th Street as the proposed elementary school's parking lot would be open to the park visitors. Pedestrian access to the joint-use park would be provided from 13th and 14th Streets, and also through Lincoln Park, which would remain open without any access restrictions.

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3.4.3 Option 3

Option 3 would be a total of 8.62 acres as detailed in Table 3-1: 23 parcels in Blocks B and C totaling 4.05 acres, two alleys in Block B and C totaling 0.22 acres, the entire 3.9-acre of Lincoln High School, and 0.45 acres of Park Avenue to be vacated between 13th and 14th Streets. Option 3 would require the acquisition of 4.05 acres that include 23 parcels in Blocks B and C: 10 parcels with single- and multifamily dwelling units, 3 parcels with commercial businesses, 9 vacant parcels, and 1 parcel with a cell tower; and vacation of two alleys and Park Avenue. Option 3 would accommodate both the proposed elementary school and Lincoln High School on the 8.62-acre site. As shown on Figure 3-7, *Option 3 Site Plan*, generally, the eastern one-third of the site would accommodate the high school and the remaining area would serve the elementary school. The new school building areas would total approximately 61,500 square feet and consist of two 2-story classroom buildings for grades 1 to 6 and TK-K as well as spaces for administration, food service, media center, visual arts, and fine arts. Other school-supporting facilities for the elementary school would include separate turf playfields for kindergarten and elementary school, hardcourts, and a lunch shelter. A new 22,000-square-foot, two-story classroom building would be constructed for the high school. Other buildings, including two historic buildings at the southeast corner of Lincoln High School—the bungalow (the historic Irving Elementary School Kindergarten Building) and the multipurpose room (the historic Irving Elementary School Assembly Building)—would remain and be rehabilitated. Both the elementary school and the high school would be accessed via 13th Street, and shared parking and parent drop-off area would be provided. The existing site access from 14th Street to the multipurpose room could remain for maintenance and staff purposes only.

3.4.4 Construction

Project construction is dependent on acquisition of property. This process may take several years to complete. Because the project construction would not start until all properties are acquired, and the schedule for acquisition of all properties is currently unknown, for the purpose of construction environmental analysis only, the construction schedule from January 2026 to July 2028 is used, and the estimated first full year of operation of 2029 is used.

Construction activities would include building and vegetation removal, site preparation and rough grading, utility trenching, fine grading, building construction, architectural coating, asphalt paving, finishing, and landscaping.

- **Demolition.** Buildings and vegetation would be removed as each parcel is acquired.
- **Grading.** When all parcels are acquired, the entire site would be graded flat.
- **Utility Trenching.** Utility trenches would be excavated, and utility pipes and cables would be laid in trenches and connected to existing lines. The maximum depth of trenching for storm drains and sewers would be about 8 feet.
- **Construction.** Permanent buildings would be constructed on-site.

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- **Asphalt and Concrete.** Paving and off-site street work for parking lots, hardcourts, walkways, road widening, and curb and gutter.
- **Architectural Coating.** Inside and outside building painting.
- **Finishing and Landscaping.** Indoor finishing work such as installing of carpet, utilities and telecommunications, furniture; outdoor installation of landscaping and field.

3.4.4.1 CONSTRUCTION BEST MANAGEMENT PRACTICES

The RUSD requires its construction contractors to comply with all applicable rules and regulations in carrying out the construction of the proposed project. Project construction would also comply with the RUSD construction best management practices, which are established and refined as part of the RUSD's current building efforts.

The RUSD requires its contractors to submit a worksite traffic control plan to the City of Riverside Public Works Department for review prior to construction. The plan would show the location of haul routes, construction hours, protective devices, warning signs, and access to abutting properties.

3.5 INTENDED USES OF THE EIR

This is an EIR that examines the potential environmental impacts of the proposed project. This Draft EIR also addresses various actions by RUSD and others to implement the proposed project.

This EIR serves the following purposes:

- To inform the general public, interested public agencies, and the Board of Education of the potential environmental effects of the Campus Plan and alternatives.
- To provide the Board of Education with information that enables them to make project decisions that consider environmental consequences.
- To provide project-level review for individual projects where sufficient detail exists to reduce the need for subsequent environmental documents.
- To provide a basis for tiering subsequent environmental documents pursuant to the CEQA Guidelines Section 15152.

It is the intent of the Draft EIR to evaluate the environmental impacts of the proposed project, thereby enabling RUSD, other responsible agencies, and interested parties to make informed decisions with respect to the proposed project. The anticipated approvals required for this project are:

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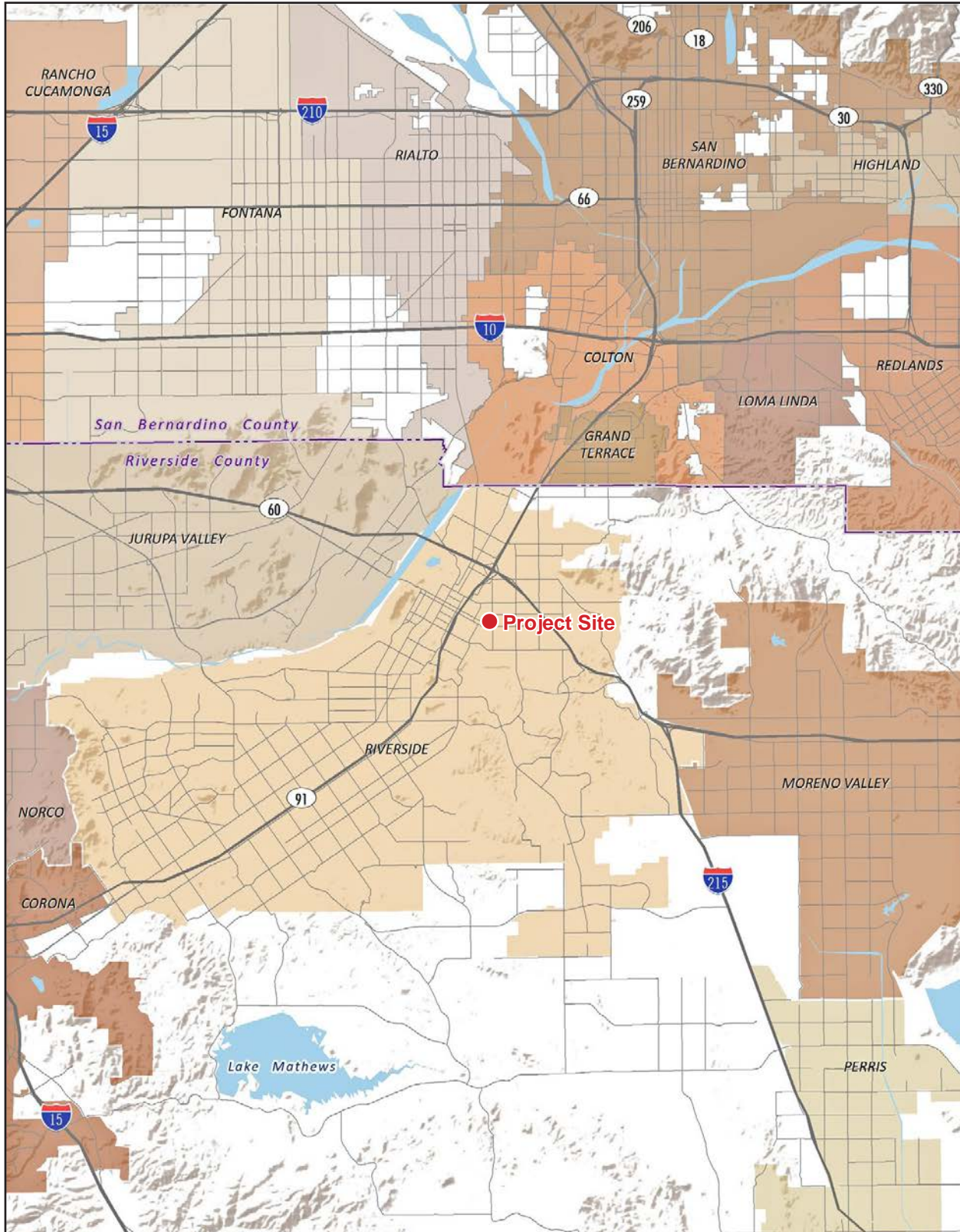
Lead Agency	Action
Riverside Unified School District	Certify Environmental Impact Report and adopt Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations; Approve project design and budget; construction contracts and purchase orders; Exempt the project site from local zoning pursuant to Government Code Section 53094.
Responsible Agencies	Action
City of Riverside Fire Department	Approval of plans for emergency access and emergency evacuation. DSA approval of the fire/life safety portion of a project requires local fire authority review of elevator/stair access for emergency rescue and patient transport; access roads, fire lane markings, pavers, and gate entrances; fire hydrant location and distribution; and fire flow (location of post indicator valve, fire department connection, and detector check valve assembly).
City of Riverside Engineering Services	Permit for curb, gutter, and other off-site improvements; Approval of construction-related haul route.
City of Riverside Planning Commission	Conformity with City General Plan
City of Riverside City Council	Final approval for entitlements to vacate Park Avenue, 13th Street (under Option 2 only), and alleyways.
City of Riverside Cultural Heritage Board	Approval of demolition plans for historic structures (if they cannot be relocated).
Riverside County Environmental Health	Review of plans for any proposed kitchens with food distribution.
California Department of Toxic Substances Control	Site approval.
Santa Ana Regional Water Quality Control Board (SARWQCB)	Issue National Pollutant Discharge Elimination System Construction General Permit (State Water Resources Control Board Order 2009-09-DWQ); Clean Water Act § 401 Water Quality Certification.
State Water Resources Control Board (SWRCB)	Review of Notice of Intent (NOI) to obtain permit coverage; issuance of general permit for discharges of stormwater associated with construction activity; review of Storm Water Pollution Prevention Plan (SWPPP).
South Coast Air Quality Management District	Review and file submittals for Rule 403, Fugitive Dust.
California Department of Education (CDE)	Approval required for site to ensure it meets educational specifications per Title 5 of the California Code of Regulations
California Geological Survey of Department Conservation	Approval required of Geologic Hazard Report
Department of the State Architect (DSA)	Approval of construction plans

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Figure 3-1 - Regional Location



Note: Unincorporated county areas are shown in white.

Source: ESRI, 2021

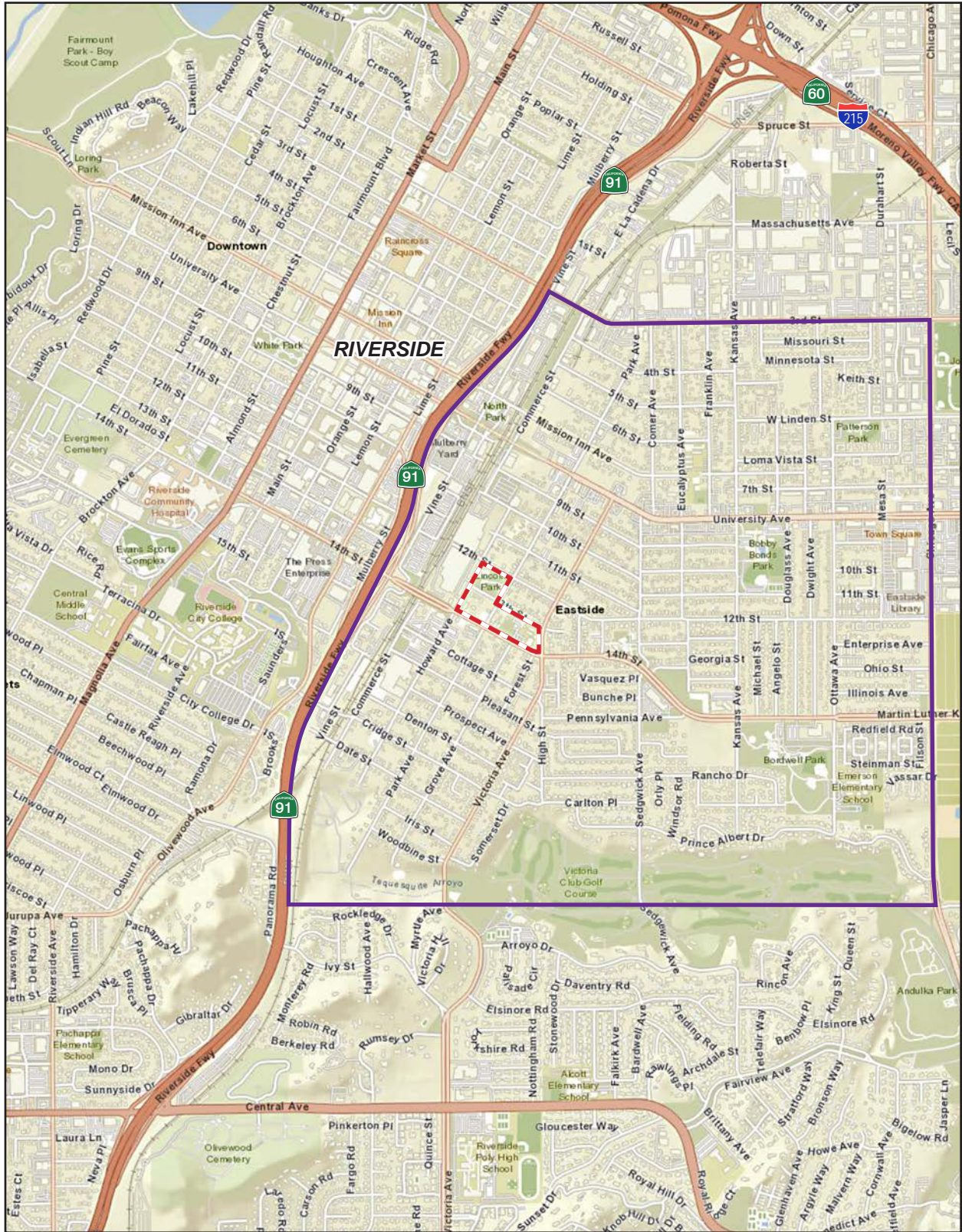


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Figure 3-2 - Local Vicinity



--- Project Boundary

— Eastside Neighborhood Boundary

0 2,000
Scale (Feet)



Source: ESRI, 2021

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Figure 3-3 - Parcel Blocks



--- Options 1 and 3 Elementary School Boundaries

Impacted Parcels

--- Option 2 Elementary School Boundaries

0 250
Scale (Feet)



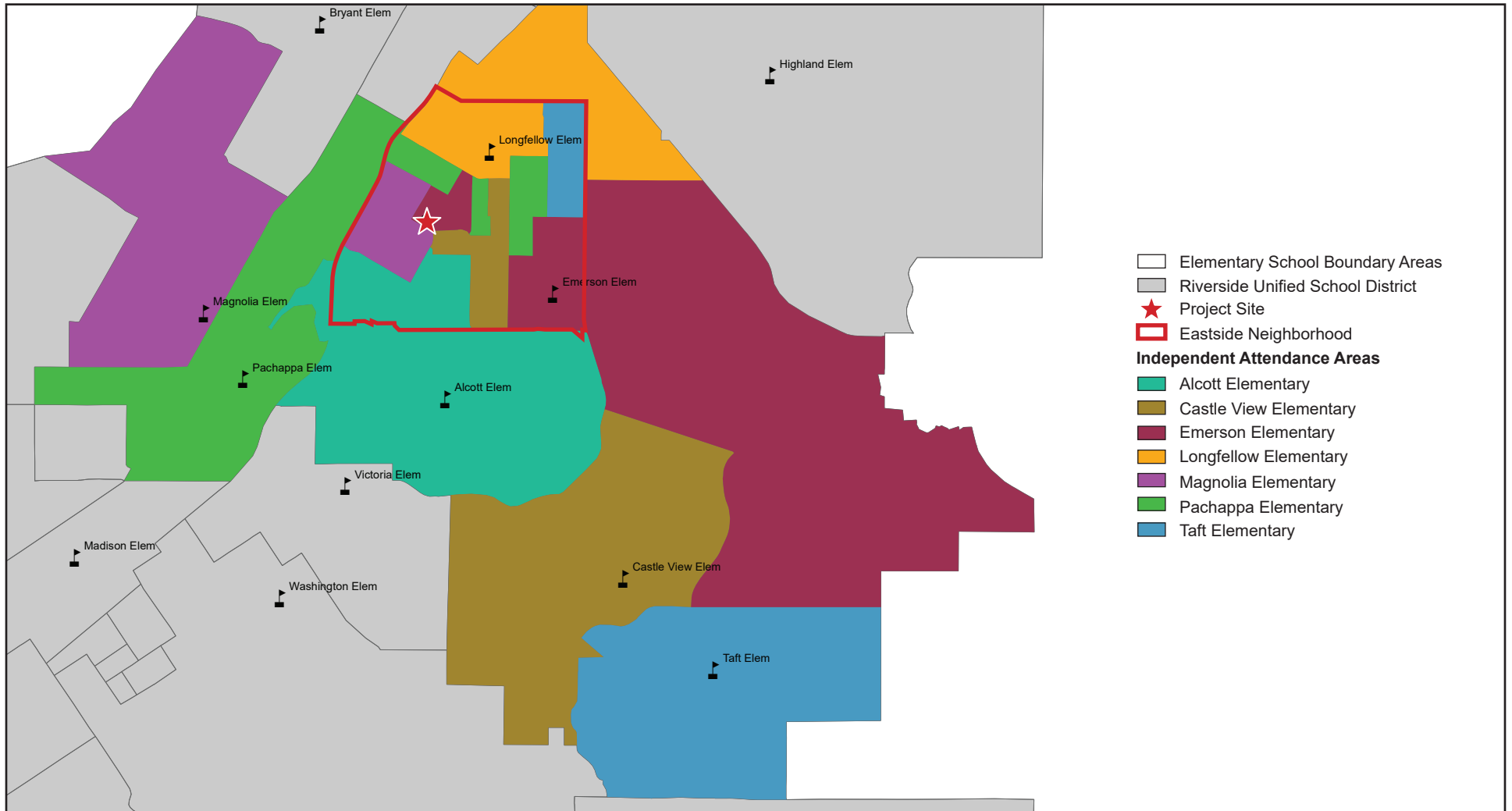
Source: ESRI, 2021

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Figure 3-4 - Attendance Areas



- Elementary School Boundary Areas
 - Riverside Unified School District
 - ★ Project Site
 - ▭ Eastside Neighborhood
- Independent Attendance Areas**
- Alcott Elementary
 - Castle View Elementary
 - Emerson Elementary
 - Longfellow Elementary
 - Magnolia Elementary
 - Pachappa Elementary
 - Taft Elementary

0 1
Scale (Miles)



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Figure 3-5 - Option 1 Site Plan



--- Option 1 Project Boundary

0 175
Scale (Feet)



Source: PBK/WLC, 2022

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Figure 3-6 - Option 2 Site Plan



--- Option 2 Project Boundary



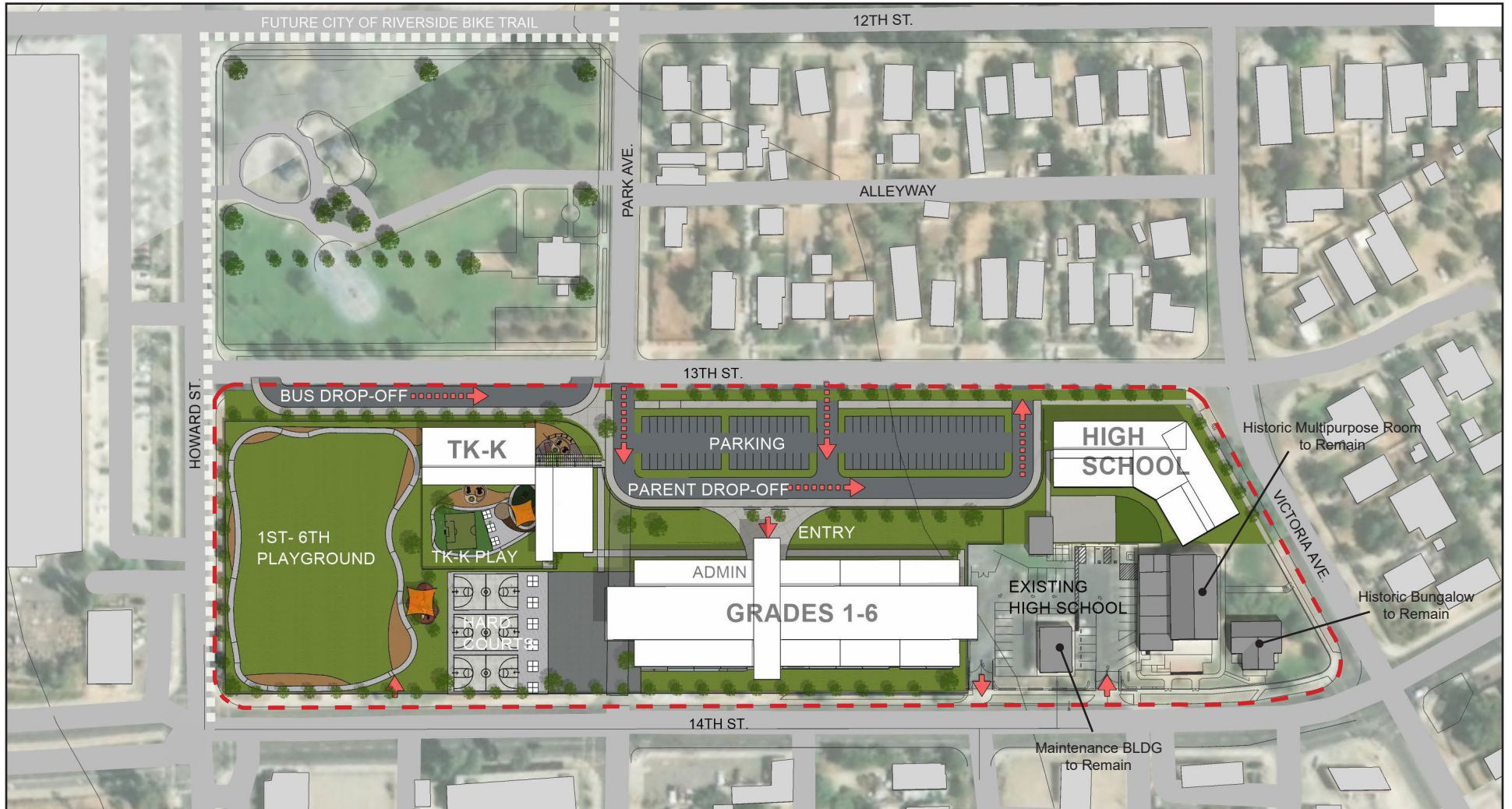
Source: PBK/WLC, 2022

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Figure 3-7 - Option 3 Site Plan



--- Option 3 Project Boundary

0 175
 Scale (Feet)



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