

RIVERSIDE ALIVE EIR

PR-2024-001675 (EIR) –
APPEAL OF PLANNING COMMISSION RECOMMENDATION
AND ENVIRONMENTAL IMPACT REPORT

Community & Economic Development Department

City Council
January 6, 2026

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BACKGROUND

Sept. 2018

- Issued RFP for the redevelopment of Lot 33 and Riverside Convention Center

May 2019

- Selected a proposal and entered ENA for Riverside Alive mixed-use project

Oct. 2024

- Issued Notice of Prep and started scoping process for EIR

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BACKGROUND

No development application being considered at this time

- Analysis performed on maximum development envelopes
- Any proposal for development will require:
 - Necessary entitlement/permit reviews
 - Consistency analysis with EIR

LEGEND

- Approximate Location of Underground Parking Structure
- Project Boundary
- A New Multi-Family Residential and Retail
- B New Hotel with Fitness and Grocery
- C New Hotel and Condominiums
- D New Office Building
- E New Convention Center
- F Existing Convention Center (to remain)
- G Potential Amphitheater

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DEVELOPMENT ENVELOPES STUDIED


Land Use Type		Maximum Units	Maximum Area
Residential	Condominiums	55	
	Mult-Family Residential	113	
Non Residential	Hotel	376	
	Office		220,000 sf
	Restaurant		12,875 sf
	Grocery Store		20,690 sf
	Fitness Center		28,416 sf
	Parking Facilities		Up to 5 levels
Convention Center Expansion			189,000 sf

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PROJECT OBJECTIVES



- Create a dynamic mixed-use district
- Attract larger conferences
- Facilitate larger events and attract more patrons
- Improve economics of Downtown
- Assist the city in meeting its RHNA obligation
- Place housing near a transit corridor to reduce VMT
- Place housing near an existing employment center to encourage pedestrian connectivity



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ENVIRONMENTAL ANALYSIS

Aesthetics	Land Use & Planning
Agriculture & Forestry Resources	Mineral Resources
Air Quality	Noise
Biological Resources	Population & Housing
Cultural Resources	Public Services
Energy	Recreation
Geology and Soils	Transportation
Greenhouse Gas Emissions	Tribal Cultural Resources
Hazards & Hazardous Material	Utilities & Service Systems
Hydrology & Water Quality	Wildfire

No or less than significant impact with project implementation.

No or less than significant impact with mitigation measures.

Significant and unavoidable impact.



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SIGNIFICANT AND UNAVOIDABLE IMPACTS

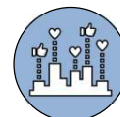
Air Quality

Operational criteria pollutant emissions exceed SACQMD thresholds for VOC, NO_x, CO by up to 74.4 lb/day

Greenhouse Gas Emissions

Operational GHG emissions exceed SACQMD draft thresholds by 20,455.2 MTCO₂E/year

- Emissions primarily attributed to mobile sources
- MM AQ-1 through MM AQ-9 may help reduce emissions
- AQ and GHG studied conservatively
 - Does not account for internal trip capture
 - Does not account for future State/Federal regulations



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PUBLIC NOTICE, MEETINGS, COMMENTS

10/9/2024	10/23/2024	4/23/2024 – 7/2/2025	5/23/2025 – 7/7/2025	8/28/2025	9/5/2025, 9/8/2025	12/9/2025
ISNOP	Public Scoping Meeting	AB 52 Tribal Consultation	DEIR Public Comment Period	CPC Hearing	Appeals Received	CC Hearing

- Notice of Availability circulated to agencies and interest parties
- Notice of Hearing mailed to property owners in a 300' radius

- 4 comment letters received during Public Review Period
- 1 comment letter received outside of Public Review Period

- 2 Appeals of Planning Commission Recommendation Received

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RECOMMENDATIONS

1. Consider the appeals by Lozeau Drury, LLP and Channel Law Group, LLP and whether to uphold the Planning Commission's recommendation; and
Should City Council deny the appeals then:
2. Adopt the attached Resolution certifying the final Environmental Impact Report for the Riverside Alive Project (Project) and find that the Final EIR:
 - A. Has been completed in compliance with the California Environmental Quality Act (CEQA);
 - B. Was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the project; and
 - C. Reflects the City's independent judgement and analysis, making certain findings of fact.
3. Concur with the findings contained in the Final EIR, the attached CEQA Resolution, the case file and the administrative record.
4. Find that no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the significant environmental effects and meet most project objects, as set forth in the Final EIR.
5. Approve Planning Case PR-2024-001675 (Environmental Impact Report) based on and subject to the Planning Commission findings and recommendations found in the attached staff report.

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