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**SEVENTH ADDENDUM TO THE
CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)
FOR THE GENERAL PLAN 2025 PROGRAM
CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA**

(State Clearinghouse Number 2004021108)

CERTIFIED NOVEMBER 2007

RESOLUTION NUMBER 21535

SEVENTH ADDENDUM – AUGUST 2016

RESOLUTION NUMBER XXXXX

CASE NUMBER – P16-0124 (SPECIFIC PLAN AMENDMENT)

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SECTION 1 INTRODUCTION

1.1 Purpose and Background

This Seventh Addendum to the Certified Final Program Environmental Impact Report for the General Plan 2025 Program has been prepared by the City of Riverside ("City") in conformance with the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) ("CEQA"), the State CEQA Guidelines (Cal. Code Regulations, Title 14, Chapter 3 § 15000 et seq.) and the City of Riverside Resolution No. 21106 (Local CEQA Guidelines), to address minor changes to the General Plan 2025 Program ("Program") (as defined below) as a result of the implementation program of the Downtown Specific Plan ("Downtown SP").

The City's Downtown SP encompasses approximately 640 acres located in the northern portion of the City of Riverside and is bounded by State Route 60 to the northeast, State Route 91 to the southeast, the Brockton Avenue corridor to the northwest, and the Tequesquite Arroyo to the southwest. The Downtown SP is divided into nine Land Use Districts intended to strengthen Downtown as a cultural, historic, civic, entertainment, and employment center for the City. Each district has unique allowed uses, development and design standards, and other guidelines. Table 1 below provides a general description of the unique character of each district.

**TABLE 1
Description of the Downtown SP Districts**

District	Description
Raincross District	The pedestrian-oriented center of Downtown, with an emphasis on an intense mixture of residential, specialty commercial, tourist, restaurant, cultural, arts, and civic uses.
Justice Center District	A high intensity district primarily intended for civic, governmental, and judicial uses, interspersed with supporting offices and commercial buildings.
Almond Street District	A mixed area of offices, residences, and live-work units primarily using existing single-family houses.
Prospect Place Office District	An office district providing a transition from the open, green character of Riverside Community College to the very urban character of the Judicial Center.
Health Care District	An area primarily composed of medical related uses, with designs having a contemporary, institutional appearance.
North Main Street Specialty Services District	A district of low intensity development emphasizing specialized products and services having a regional customer base, with opportunities for persons to live and work from the same unit.
Market Street Gateway District	A heavily landscaped entry corridor to Downtown with an emphasis on open space, residential, and office uses.
Residential District	Consists of three historic neighborhoods (Mile Square, Heritage Square, and Prospect Place) having an emphasis on single family residences intermixed with occasional multi-family uses.
Neighborhood Community District	Consists of a neighborhood oriented commercial center providing food, pharmaceutical, and convenience goods for

	surrounding residential areas.
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The focus of Addendum No. 7 is the Raincross, Justice Center and Prospect Place Office Districts (see **Figure 1 – Project Location**). These districts contain some of the most intensely developed areas of the Downtown SP, and provide for a breadth of mixed uses. Development regulations in the Raincross, Justice Center, and Prospect Place Office Districts are specified in the land use sections of the individual district chapters. For instance, each district has a maximum floor-area ratio (FAR), which defines the amount of development that can occur on a property, as measured in building square footage, based on the size of the property. Per the existing Downtown SP, there are currently building height restrictions in these districts.

This addendum has been prepared for a proposed revision to the Downtown Specific Plan, which changes the limits on building heights in the Raincross, Justice Center, and Prospect Place Office Districts. The revision will also make some minor edits to the FAR sections, mostly for the purpose of providing greater clarity or consistency. It is important to note that the proposed Downtown Specific Plan revisions will not change the specified maximum FAR limits allowed in each of the Districts. Table 2 and 3 below summarize the existing FARs and permissible building heights for each District, respectively, including the standards that apply when a property is in the Mission Inn Historic District (MIHD) boundaries.

TABLE 2
Floor Area Ratio for Raincross, Justice Center & Prospect Place Office Districts

District	Maximum Floor Area Ratio	
	Inside MIHD	Outside MIHD
Raincross	The maximum FAR is 3.0, except when certain site amenities are provided. With amenities, the FAR cannot exceed 4.0. FAR may be increased to 4.5 with approval of a Conditional Use Permit (CUP).	The maximum FAR is 3.5, except additional FAR may be allowed when certain site amenities are provided, such as landscaped courtyards or pergolas. The FAR shall not exceed 4.5.
Justice Center	The maximum FAR is 3.0, except when certain site amenities are provided. With amenities, the FAR cannot exceed 4.0. FAR may be increased to 4.5 with approval of a Conditional Use Permit (CUP).	The maximum FAR is 5.0, except additional FAR may be allowed when certain site amenities are provided, such as landscaped courtyards or pergolas. The FAR shall not exceed 6.0.
Prospect Place Office	Not Applicable	The maximum FAR is 1.5, except for parcels with frontage on Fourteenth Street, which are permitted a maximum FAR of 4.0.

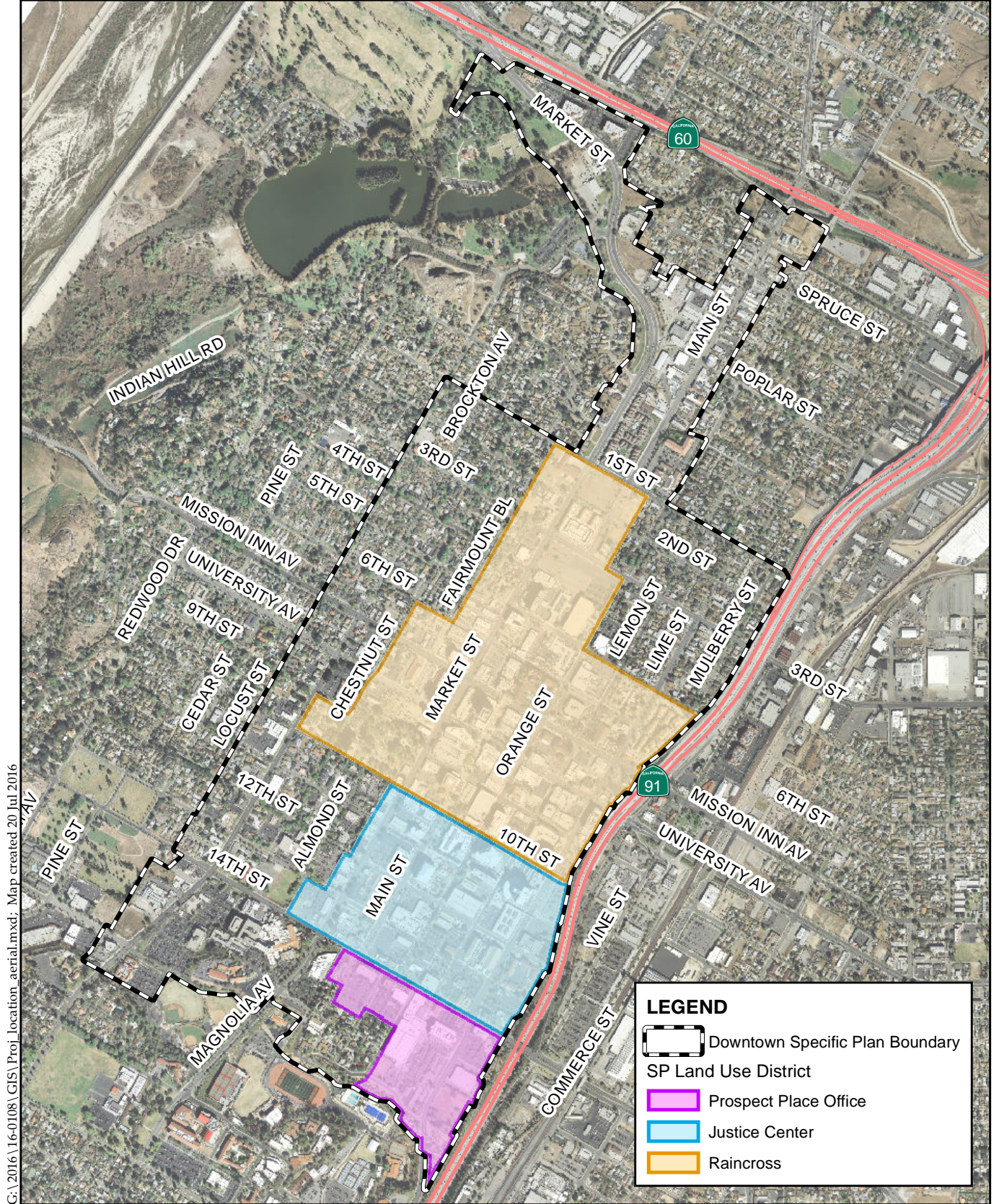


Figure 1 - Project Location

EIR Addendum to City of Riverside General Plan 2025



Raincross District:

With some exceptions, the maximum floor area ratio (FAR) for the Raincross District is 3.5 outside of the Mission Inn Historic District (MIHD), and 3.0 within the MIHD. The maximum height of buildings within the District is 100 feet; however, there are some additional height and FAR restrictions on properties located near residential development or within the MIHD.

Justice Center District:

The maximum FAR for the Justice Center District outside of the Mission Inn Historic District is 5.0, and 3.0 inside of the Mission Inn Historic District (MIHD). With some exception, the maximum building height within this District is 140 feet when outside the MIHD, and a height of 60 feet when within the MIHD.

Prospect Place Office District:

The maximum FAR for the Prospect Place Office District is 1.5, except for parcels with frontage on Fourteenth Street, which are permitted to have a maximum FAR of 4.0. The maximum building height is 35 feet, except for parcels with frontage on Fourteenth Street, which have a maximum height of 80 feet to a depth of 300 feet from the front property line. Additionally, properties within the area bounded by Fourteenth Street, State Route 91, Prospect Avenue, and Orange Grove Avenue may have a maximum building height of 80 feet. The latter is the result of a specific plan amendment in 2015, which expanded the boundaries to include the properties east of Olivewood Avenue. Unlike the other two districts, the Prospect Place Office District does not overlap with the Mission Inn Historic District.

TABLE 3
Heights in Raincross, Justice Center & Prospect Place Office Districts

	Maximum Height	
	Inside MIHD	Outside MIHD
Raincross	The maximum height is 100 feet; however, any development over 60 feet requires a CUP.	The maximum height is 100 feet; except the height is not allowed to exceed 50 feet within 100 feet of residential development.
Justice Center	The maximum height is 60 feet; however this can be increased to 100 feet with approval of a CUP.	The maximum height is 140 feet; except for properties along Market Street, where the maximum height is 60 feet. For parcels with frontage on the east side of Market Street, the maximum building height is 60 feet, to a depth of 50 feet from the property line.

	Maximum Height	
	Inside MIHD	Outside MIHD
Prospect Place Office	Not Applicable	The maximum building height is 35 feet; except for (a) parcels with frontage on Fourteenth Street, where the maximum height is 80 feet to a depth of 300 feet from the front property line, and (b) properties within an area bounded by Fourteenth Street, State Route 91, Prospect Avenue, and Orange Grove Avenue, which may have a maximum building height of 80 feet.

Through a proposed specific plan amendment, the following changes would be made to the sections addressing FAR and building heights in the Downtown Specific Plan's Raincross, Justice Center and Prospect Place Office Districts. Tables 4 and 5 below summarize these changes (see **Figure 2 – Downtown Specific Plan Proposed Changes**). Addendum No. 7 of the Certified Environmental Impact Report of the Riverside General Plan (General Plan 2025) has been prepared in response to these proposed revisions.

TABLE 4
Summary of Proposed Changes to Floor Area Ratios

District	Maximum Floor Area Ratio	
	Inside MIHD	Outside MIHD
Raincross	The maximum FAR is 3.0, except when certain site amenities are provided. With amenities, the FAR cannot exceed 4.0. FAR may be increased to 4.5 with approval of a Conditional Use Permit (CUP). (see Figure 3 – Raincross District Proposed Changes)	The maximum FAR is 3.5, except additional FAR may be allowed when certain site amenities are provided, such as landscaped courtyards or pergolas. <u>Additional site amenities not specified can be considered by Conditional Use Permit (CUP).</u> The FAR shall not exceed 4.5. (see Figure 3 – Raincross District Proposed Changes)
Justice Center	The maximum FAR is 3.0, except when certain site amenities are provided. With amenities, the FAR cannot exceed 4.0. FAR may be increased to 4.5 with approval of a Conditional Use Permit (CUP). (see Figure 4 – Justice Center District Proposed Changes)	The maximum FAR is 5.0, except additional FAR may be allowed when certain site amenities are provided, such as landscaped courtyards or pergolas. <u>Other site amenities not specified can be considered by Conditional Use Permit (CUP).</u> The FAR shall not exceed 6.0. (see Figure 4 – Justice Center District Proposed Changes)

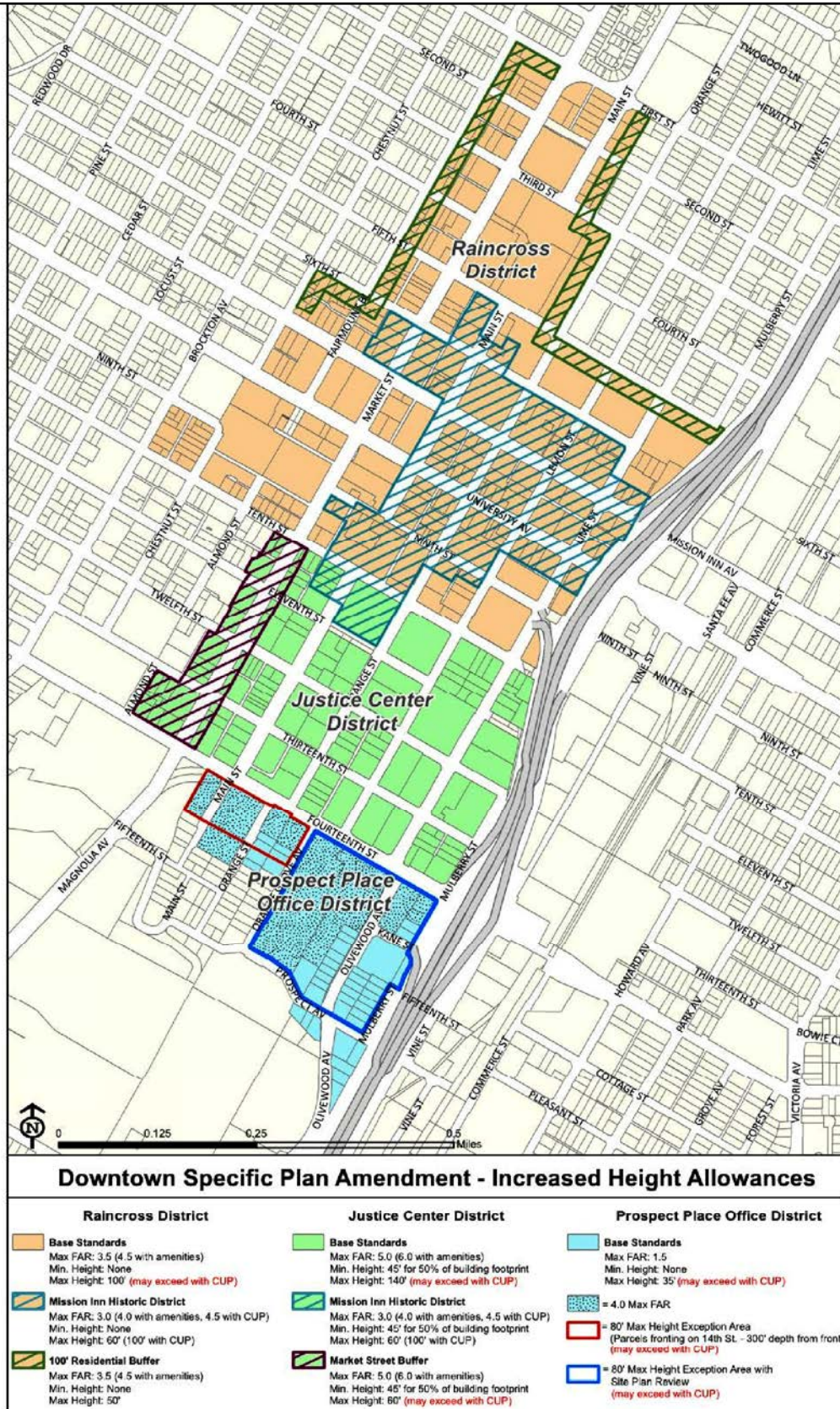
District	Maximum Floor Area Ratio	
	Inside MIHD	Outside MIHD
Prospect Place Office	Not Applicable	The maximum FAR is 1.5, except for parcels with frontage on Fourteenth Street, which are permitted a maximum FAR of 4.0. (see Figure 5 – Prospect Place District Proposed Changes)

The proposed revisions to the Downtown Specific Plan also include edits that will provide clarity and consistency. One notable revision is the change in the Specific Plan's definition of floor-area ratio, which will be revised to reflect the definition of floor-area ratio in the City's Zoning Code. This change in definition is necessary to ensure consistent implementation of development throughout the City, and to ensure zoning regulations are consistency with the City's General Plan.

TABLE 5
Summary of Proposed Maximum Height Requirements

	Maximum Height	
	Inside MIHD	Outside MIHD
Raincross	The maximum height is 100 feet; however, any development over 60 feet requires a CUP. <u>A project may exceed the maximum building height, subject to approval of a Conditional Use Permit (CUP) and conformance with maximum FARs. (see Figure 3 – Raincross District Proposed Changes)</u>	The maximum height is 100 feet; however, height is not allowed to exceed 50 feet within 100 feet of residential development. <u>A project may exceed the maximum building height, subject to approval of a Conditional Use Permit (CUP) and conformance with maximum FARs. (see Figure 3 – Raincross District Proposed Changes)</u>
Justice Center	The maximum height is 60 feet; however this can be increased to 100 feet with approval of a CUP. <u>A project may exceed the maximum building height, subject to approval of a Conditional Use Permit (CUP) and conformance with maximum FARs. (see Figure 4 – Justice Center District Proposed Changes)</u>	The maximum height is 140 feet, except for along Market Street where maximum height is 60 feet. In particular, for parcels with a frontage on the east side of Market Street, maximum building height is 60 feet to a depth of 50 feet from the property line. <u>A project may exceed the maximum building height, subject to approval of a Conditional Use Permit (CUP) and conformance with maximum FARs. (see Figure 4 – Justice Center District Proposed Changes)</u>
Prospect Place Office	Not Applicable	The maximum building height is 35 feet, except for parcels with frontage on Fourteenth Street, which have a maximum height of 80 feet to a depth of 300 feet from the front property line, and properties within the area bounded by Fourteenth Street, State Route 91, Prospect Avenue, and Orange Grove Avenue, which may have a maximum building height of 80 feet. <u>A project may exceed the maximum building height, subject to approval of a Conditional Use Permit (CUP) and conformance with maximum FARs. (see Figure 5 – Prospect Place Office District Proposed Changes)</u>

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Source: City of Riverside, July 2016.

Figure 2 - Downtown Specific Plan Proposed Changes
EIR Addendum to City of Riverside General Plan 2025

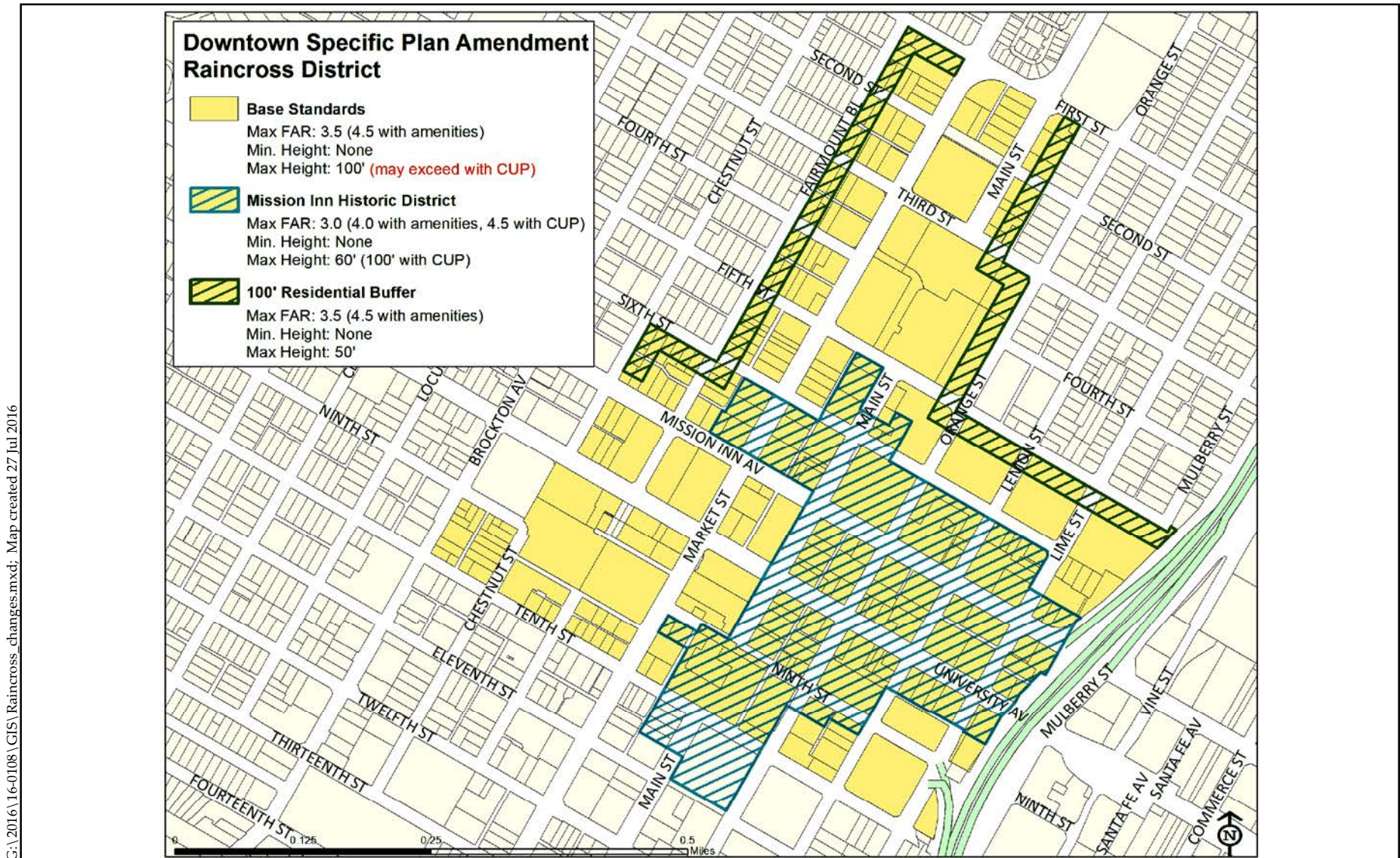
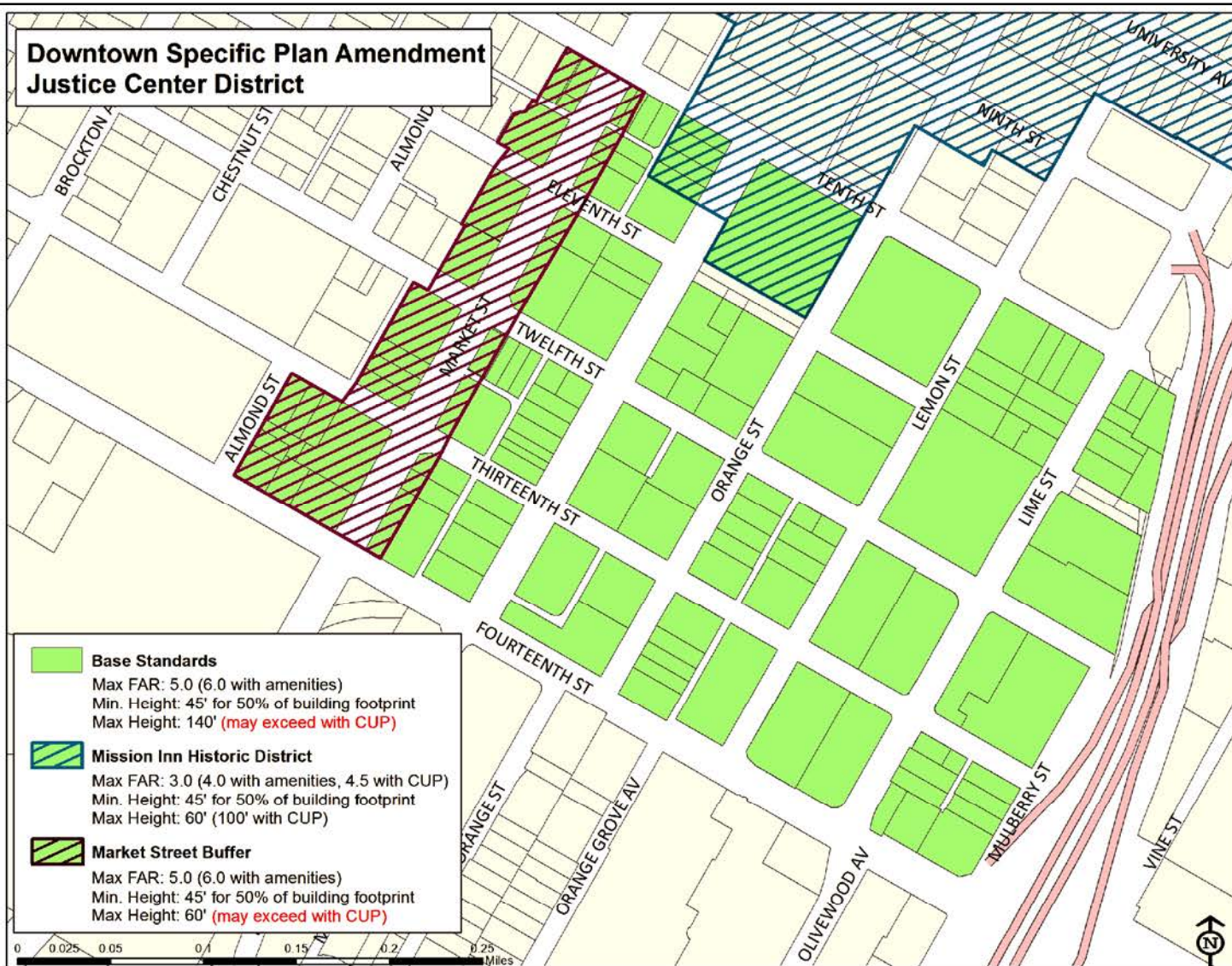


Figure 3 - Raincross District Proposed Changes

EIR Addendum to City of Riverside General Plan 2025

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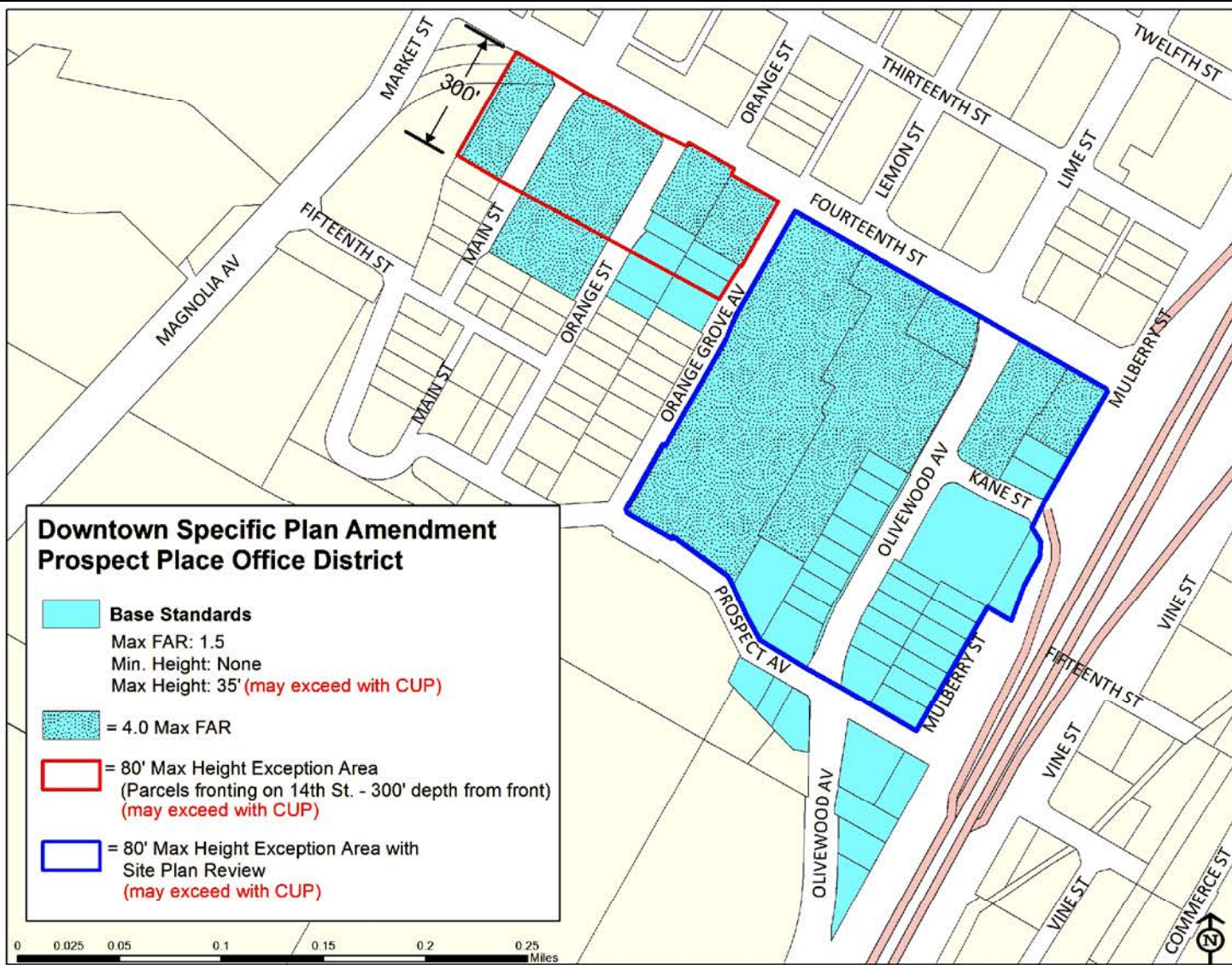
Source: City of Riverside, July 2016.

Figure 4 - Justice Center District Proposed Changes

EIR Addendum to City of Riverside General Plan 2025



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Source: City of Riverside, July 2016.

Figure 5 - Prospect Place District Proposed Changes

EIR Addendum to City of Riverside General Plan 2025



Pursuant to CEQA Guidelines §15164(a), Addendum No. 7 to the Certified Environmental Impact Report (EIR) prepared for General Plan 2025 is the appropriate environmental documentation for the proposed revisions, which proposes limited removal of height restrictions in the Raincross, Justice Center and Prospect Place Office Districts of the Downtown SP. Since the 2007 certification of the General Plan EIR, and subsequent Six Addenda, there have been no substantial changes that would affect the analysis, no substantial changes to the circumstances under which the Project was undertaken, and no new information of substantial importance that would require subsequent environmental review under CEQA §21166 or CEQA Guidelines §15162. This Addendum to the General Plan EIR concludes the Specific Plan amendments exhibit no demonstrated change in the prior analysis conducted, and provides the necessary environmental clearance for the implementation of this program.

1.2 Lead Agency and Discretionary Approvals

This Addendum documents the City's consideration of the potential environmental impacts resulting from the minor changes to the Program as a result of removing height restrictions in the City's Downtown Specific Plan Raincross, Justice Center and Prospect Place Office Districts, and explains the City's decision that a subsequent Environmental Impact Report (EIR) is not required.

1.3 Documents Incorporated by Reference

State CEQA Guidelines Section 15150 encourages environmental documents to incorporate by reference other documents that provide relevant data and analysis.

The following documents are hereby incorporated by reference within this Addendum, and all of these documents are considered part of the Final PEIR.

- *Certified Final Program Environmental Impact Report – City of Riverside General Plan 2025 Program (Certified Final Environmental Impact Report), State Clearinghouse #2004021108, Volumes I, II & III, Certified November 20, 2007.*
 - *Volume I:*
http://www.riversideca.gov/planning/gp2025program/FPEIR_V1.asp
 - *Volume II:*
http://www.riversideca.gov/planning/gp2025program/FPEIR_V2.asp
 - *Volume III:*
http://www.riversideca.gov/planning/gp2025program/FPEIR_V3.asp
- *First Addendum to the Certified Final Program Environmental Impact Report (PEIR) for the General Plan 2025 Program, adopted February 24, 2009.*
 - https://www.riversideca.gov/planning/gp2025program/FPEIR/Volume_1/C_hapter_9_General_Plan_2025_Program_Addendum.pdf
- *Second Addendum to the Certified Final Program Environmental Impact Report (PEIR) for the General Plan 2025 Program, adopted November 10, 2009.*

- http://www.riversideca.gov/planning/gp2025program/FPEIR/Volume_1/MASP_General_Plan_2025_Program_Addendum%20-%20COMPLETE.pdf
- *Third Addendum to Certified Final Program Environmental Impact Report (PEIR) for the General Plan 2025 Program, adopted March 20, 2012.*
 - https://www.riversideca.gov/planning/gp2025program/FPEIR/Volume_1/Third_Addendum_PEIR.pdf
- *Fourth Addendum to Certified Final Program Environmental Impact Report (PEIR) for the General Plan 2025 Program, adopted July 24, 2012.*
 - http://www.riversideca.gov/ceqa/planning/P10-0078%20Addendum_Exhibit%2014.pdf
- *Fifth Addendum to Certified Final Program Environmental Impact Report (PEIR) for the General Plan 2025 Program, adopted November 13, 2012.*
 - http://www.riversideca.gov/ceqa/planning/P10-0770_P11-0594%20Fifth_Addendum.pdf
- *Sixth Addendum to Certified Final Program Environmental Impact Report (PEIR) for the General Plan 2025 Program, adopted October 8, 2015.*
 - http://www.riversideca.gov/ceqa/planning/P12-0334.%20P12-0335.%20P12-0336%20&%20P13-0630_6th%20Addendum%20to%20the%20General%20Plan%202025%20FPEIR.pdf
- *General Plan 2025, adopted November 20, 2007.*
 - <http://www.riversideca.gov/planning/gp2025program/general-plan.asp>
- *General Plan 2025 Implementation Plan, adopted November 20, 2007 and as amended since original adoption.*
 - http://www.riversideca.gov/planning/gp2025program/GP/18_Appendix_A_Implementation_Plan.pdf

These documents incorporated by reference are available for review via the internet links above or at the City of Riverside Community Development Department – Planning Division.

1.4 CEQA Requirements for Use of an Addendum

When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major

revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available" (Cal. Pub. Res. Code, § 21166). State CEQA Guidelines Section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects."

When only some changes or additions to a previously certified EIR are necessary and none of the conditions described in Public Resources Code Section 21166 or Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR are met, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines, § 15164(a).)

Previous analysis of environmental impacts has been conducted for the Program, including an Initial Study, a draft PEIR, and a Certified Final PEIR ("Final PEIR").

1.5 Summary of Analysis and Findings for an Addendum

Based upon the environmental checklist prepared for the Amendments to the Raincross, Justice Center and Prospect Place Office Districts of the Downtown SP, no further clarification or additional explanation is warranted, beyond the analysis contained in the Final PEIR.

Pursuant to Section 15164 of the State CEQA Guidelines, the City of Riverside finds that only minor modifications are required to the Circulated Final PEIR and that none of the conditions have occurred which are described in Public Resources Code Section 21166 or Section 15162 of the CEQA Guidelines, which would have required the preparation of a subsequent or supplemental EIR. More specifically, the City of Riverside has determined that:

- That Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines § 15164(b) allows an Addendum to a Program EIR to be prepared if minor technical changes or additions to approved projects are necessary;
- That the City of Riverside has considered the Addendum dated **August XX, 2016** together with the previously certified Program and with the comments received and considered during the public hearing process. The determination reflects the independent judgment of the City Council and has been completed in compliance with CEQA, and is adequate for this proposal;
- There are no substantial changes to the Program that would require major revisions of the Final PEIR for the Program, due to new significant environmental effects or a substantial increase in the severity of impacts identified in the Final PEIR; and
- There is no new information of substantial importance, which was not known at the time that the previous Final PEIR for the General Plan 2025 was circulated, indicating that:
 - The implementation of the amendments to the Raincross, Justice Center and Prospect Place Office Districts of the Downtown Specific Plan will not have one

or more significant effects not previously discussed in the Final PEIR. It merely removes building height restrictions within the Raincross, Justice Center and Prospect Place Office Districts of the Downtown SP, with required approval of a CUP;

- There are no additional mitigation measures or alternatives to the project that would substantially reduce one or more of the significant effects identified in the previous Final PEIR; and
- There are no additional mitigation measures or alternatives which were rejected by the project proponent that are considerably different from those analyzed in the previous Final PEIR that would substantially reduce any significant impact identified in the Final PEIR.

SECTION 2 DESCRIPTION OF THE PROPOSED ACTION

2.1 Project Description

This proposal initiated by the City of Riverside includes amendments to the Raincross, Justice Center and Prospect Place Office Districts of the Downtown Specific Plan (herein after “Downtown SP”). The purpose of the amendments are to allow for a limited increase in the maximum building heights allowed in the City’s previously adopted Downtown SP. While the revisions will allow for taller structures, it will preserve the maximum floor area ratios (FARs) currently allowed in these Districts (see **Figure 2 – Downtown Specific Plan Proposed Changes**). Specifically, the proposal involves:

- 1) Raincross District: A Specific Plan amendment to allow the current building height restrictions in the Raincross District of the Downtown SP to be increased with the granting of a Conditional Use Permit.

Pursuant to Section 6.5.3 of the existing Downtown SP – Raincross District, building heights are restricted to 100 feet, except within 100 feet of the Residential District or residential zones outside of the specific plan boundaries, or within the Mission Inn Historic District. For those projects within 100 feet of a residential zone, building heights are restricted to 50 feet. Projects within the Mission Inn Historic District are restricted to 100 feet in height, provided that projects over 60 feet in height obtain Conditional Use Permit approval.

The proposed amendment would allow buildings to exceed 100 feet in height with the granting of a Conditional Use Permit. Except, however, properties in the Mission Inn Historic District or within the 100 feet residential buffer would continue to have the same height limitations, including the maximum 100 feet and 50 feet heights, respectively.

The proposed amendment also includes minor revisions relating to the calculations of maximum floor area ratio (FAR). As identified in section 6.5.1 of the existing Downtown SP – Raincross District, a maximum FAR of 3.5 is allowed within the Raincross District when outside the Mission Inn Historic District, except that a project can increase the maximum FAR to 4.5 when specified site amenities are provided, such as landscaped courtyards and pergolas. The proposed revisions will simplify how the amenities are evaluated, provide an opportunity to consider amenities by Conditional Use Permit that are not specifically listed, and revise text to provide better clarity. The revisions will not increase the maximum FAR limits as currently established in the Specific Plan; therefore the revisions to FAR will not increase the development potential analyzed in the prior environmental Impact report. (See **Figure 3 – Raincross District Proposed Changes**)

- 2) Justice Center District: A Specific Plan amendment to allow the current building height restrictions in the Justice Center District of the Downtown SP to be increased with the granting of a Conditional Use Permit.

Pursuant to section 7.5.3 of the Downtown SP – Justice Center District, buildings are allowed a maximum height of 140 feet, except parcels shall be limited to 60 feet on the west of Market Street, parcels fronting market to a depth of 50 feet, and

properties in the Mission Inn Historic District. However, properties within the Mission Inn Historic District are allowed an increased height to a maximum of 100 feet with the granting of a Conditional Use Permit.

The proposed amendment would allow buildings to exceed the maximum 140 feet heights in the base zone, with the approval of a Conditional Use Permit. It would also allow buildings along Market Street to exceed the 60 feet height limit with the granting of a Conditional Use Permit. It would not, however, allow for an increase to the maximum building height for properties in the Mission Inn Historic District, which currently has a maximum limit of 100 feet.

The proposed amendment also includes minor revisions relating to the calculations of maximum floor area ratio (FAR), as identified in section 7.5.1 of the existing Downtown SP – Justice Center District. Currently a maximum FAR of 5.0 is allowed within the Justice Center District, when outside the Mission Inn Historic District, except that a project can increase the maximum FAR to 6.0 when specified site amenities are provided, such as landscaped courtyards and pergolas. The proposed revisions will simplify how the amenities are evaluated, provide an opportunity to consider amenities by Conditional Use Permit that are not specifically listed, and will revise text to provide better clarity. The revisions will not increase the maximum FAR limits as currently established in the Specific Plan; therefore the revisions will not increase development potential in the Justice Center District. (See **Figure 4 – Justice Center District Proposed Changes**)

- 3) Prospect Place Office District: A Specific Plan amendment to allow the current building height restrictions in the Prospect Place Office District of the Downtown SP to be increased with the granting of a Conditional Use Permit.

Pursuant to section 9.5.2 of the Downtown SP – Prospect Place Office District, building heights are allowed up to a maximum building height of 35 feet. Except parcels with frontage on Fourteenth Street have a maximum height of 80 feet to a depth from the front property line of 300 feet; and properties within the area bounded by Fourteenth Street, State Route 91, Prospect Avenue, and Orange Grove Avenue, have a maximum building height of 80 feet. This amendment would eliminate the maximum height restrictions of 35 feet and 80 feet, with the granting of a Conditional Use Permit. (See **Figure 5 – Prospect Place Office District Proposed Changes**)

- 4) Floor Area Ratio: A Downtown Specific Plan amendment to replace the definition of floor area ratio (FAR) in the Downtown Specific Plan with the citywide definition contained in the City of Riverside Zoning Code. The Downtown Specific Plan definition includes parking facilities in the calculation of floor area ratio, whereas the City's Zoning Code does not. This change is necessary to ensure consistent implementation of General Plan 2025.

See Tables 4 and 5 above for a summary of the proposed changes to each of the three Downtown SP Districts.

PROJECT LOCATION: The Raincross, Justice Center and Prospect Place Office Districts of the City's Downtown Specific Plan, see **Figure 1 – Project Location**.

2.2 Environmental Setting

The City of Riverside is located in western Riverside County and is bounded on the north by the unincorporated Riverside County communities of Rubidoux the City of Jurupa Valley and the cities of Colton and Rialto (San Bernardino County), on the east by Riverside County and the City of Moreno Valley, to the south by unincorporated Riverside County, and to the west by the Riverside County and the cities of Norco and Corona.

The City's Downtown SP encompasses approximately 639 acres within the urban core of the City of Riverside, and allows for a broad array of land uses, including: single-family residential, commercial, industrial, open space and transportation. The Downtown SP area is currently developed, and does not provide substantial valuable habitat.

SECTION 3 ENVIRONMENTAL CHECKLIST

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
I. Aesthetics			
Would the project:			
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>No Substantial Change from Previous Analysis (a-d). The City's General Plan PEIR found that compliance with general plan policies will reduce any impacts related to scenic vistas or other scenic resources to less than significant. Additionally, the Addendum will allow buildings higher than what is currently provided for in the Downtown Specific Plan by conditional use permit (CUP). The actions proposed under the Addendum will not introduce new sources of substantial light or glare than those already allowed per the General Plan and Downtown SP. Any project proposed in the area affected by the proposed building height changes would remain subject to the existing MM Aes 1 of the General Plan PEIR. Implementation of mitigation measure MM Aes 1 will reduce potential impacts related to light pollution to a less than significant level. Although the SP area is bisected by University Avenue, a City-designated scenic parkway, future projects will be required to have an approved CUP prior to construction above current height restriction levels; therefore, removal of the height restrictions will not in and of itself constitute a degradation the existing visual character of this area. Therefore, impacts to visual resources will be less than significant with implementation of mitigation measure MM Aes 1, and there will be no substantial change from previous analysis.</p>			
II. Agriculture Resources			
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effect, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No Substantial Change from Previous Analysis (a-e). Land within the Downtown SP area is primarily designated as Urban Built-Up Land, and there are no properties zoned for agriculture or under Williamson Act contract. Because there is no adjacent farmland, it is unlikely that development within the Downtown Specific Plan area would cause conversion of farmland to non-agricultural use. Additionally, there is no designated forest land within the City of Riverside. The proposed Amendment to the SP would loosen height restrictions, subject to the approval of a conditional use permit (CUP), the Raincross, Justice Center and Prospect Place Office Districts of the Downtown Specific Plan, and would not increase or result in any substantially greater impacts than already analyzed in the General Plan PEIR.			
III. Air Quality The following responses are based on the air quality data provided in Appendix c of this document. The air quality data includes an air quality assessment methodology, existing regional and local air quality data, and air emissions calculations. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:			
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
<p>No Substantial Change from Previous Analysis (a-e). The City's GP area is consistent with the South Coast Air Quality Management District (SCAQMD), Air Quality Management Plan (AQMP). However, the General Plan PEIR found that full development of the General Plan would result in significant impacts related to increases in air quality standard violations and criteria pollutant concentrations, so statements of overriding consideration are required prior to approval of individual projects. To mitigate these impacts, the General Plan PEIR includes mitigation measures MM Air 1 through MM Air 10.</p> <p>The proposed Amendment will remove height restrictions on buildings within the Downtown Specific Plan area, but does not include any proposed changes in land use, nor would it affect the FARs analyzed in the General Plan PEIR. Therefore, this Amendment would not result in the violation of any ambient air quality standard or contribute substantially to an existing or projected air quality violation, would not result in a cumulatively considerable net increase of any criteria pollutant, and would not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors not already identified in the City's General Plan PEIR.</p>			
<p>IV. Biological Resources Would the project:</p>			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
<p>No Substantial Change from Previous Analysis (a-f). The project area is the urban core of the City of Riverside, which does not include any native habitats that support listed or threatened species. Therefore, no biological impacts are expected. Implementation of the MSHCP at a project-specific level will minimize direct and indirect impacts related to proposed projects within the General Plan area. MSHCP compliance also requires developers to determine if future projects will impact riparian or wetland habitats and to mitigate these impacts. In addition to meeting MSHCP requirements, future development will be required to comply with all applicable federal, state, and local regulations.</p> <p>The Downtown Specific Pplan is located within the <i>Cities of Riverside and Norco</i> Area Plan of the MSHCP; however, it is not located within or adjacent to an MSHCP Criteria Cell, Core, or Linkage. The majority of the land within the Specific Plan boundary is built-up, and does not provide natural habitat for species or drainage or riparian features that are known to exist throughout Riverside. This Amendment proposes removal of building height restrictions within the Downtown SP Raincross, Justice Center and Prospect Place Office Districts and does not include any land use or zoning designation changes, nor an increase in allowable FAR beyond that already analyzed in the certified General Plan PEIR. Further, implementation of mitigation measure MM Bio 1, as identified in the General Plan PEIR, will ensure that impacts related to biological resources are less than significant by requiring site-specific habitat assessments at previously undeveloped sites to ensure that any biological resources that may be impacted by a project are fully identified, analyzed, and mitigated appropriately. Therefore, the proposed Amendment will not result to impacts to biological resources not already identified in the General Plan PEIR.</p>			
<p>V. Cultural Resources Would the project:</p>			
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
<p>No Substantial Change from Previous Analysis (a-d). Portions of the Justice Center and Raincross Districts are within the Mission Inn Historic District and portions of the Prospect Place Office District border the Prospect Place Historic District; however, the character of these areas will not be impacted because the General Plan and Downtown Specific Plan include specific design guidelines for development in and near these areas and future projects proposed in these areas will be required to acquire an approved CUP prior to construction. The CUP process will ensure that any historic resources affected by a project are fully vetted, analyzed, and mitigated appropriately. Furthermore, the proposed changes to the Downtown Specific Plan do not alter or increase the amount of ground disturbance that is currently allowed by the specific plan. The Downtown Specific Plan area is disturbed and it is unlikely that new buried cultural resources would be discovered. In the event of a novel discovery, implementation of mitigation measures MM Cultural 1 through MM Cultural 6 as identified in the General Plan PEIR will reduce impacts to less than significant. Because this Addendum proposes loosening of height restrictions, conditional on CUP approval, in the Raincross, Justice Center and Prospect Place Office Districts of the Downtown SP and that no specific project that would affect known cultural and historical resources is being proposed, there is no substantial change from previous analysis.</p>			
<p>VI. Geology and Soils Would the project:</p>			
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p> <p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> <p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p> <p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
No Substantial Change from Previous Analysis (a-e). The Downtown Specific Plan area is in the urban core of the City of Riverside. The topography of the area is gently sloping and is not located on a known fault or within a fault zone. The area has a low potential for liquefaction and is not located on expansive soils according to the General Plan PEIR. New development permitted under this Amendment will be constructed according to all applicable building standards and there are no substantial changes from the previous analysis in the General Plan PEIR.			
VII. Greenhouse Gas Emissions Would the project:			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No Substantial Change from Previous Analysis a-b). This topic was not addressed in the GP PEIR because these thresholds were not identified at that time. Nevertheless, this Amendment proposes the loosening of Downtown height restrictions, subject to the approval of a conditional use permit (CUP); but does not propose any change in zoning or land use. Therefore, the impacts are within the scope of impacts analyzed in the GP PEIR. It was found that air quality impacts will be significant in the PEIR, but Projects permitted under this Amendment will comply with all applicable regulations and will implement mitigation measures MM Air 1 through MM Air 10 to reduce impacts. Additionally, any CUP proposed by a future project would still be required to analyze project-specific air quality impacts and mitigate accordingly.			
VII. Hazards And Hazardous Materials Would the project:			
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No Substantial Change from Previous Analysis (a - h). Per the General Plan PEIR, there are no identified hazardous waste sites within the Downtown Specific Plan. All hazardous materials used and stored within the Downtown SP area will be required to comply with all applicable regulations, and impacts will be less than significant. There are no existing or proposed schools within one quarter mile of the Raincross or Justice Center Districts of the Downtown Specific Plan. Lincoln High School is within one quarter mile of the Prospect Place Office District; however, all businesses that handle or have on-site transportation of hazardous materials would be required to comply with the provisions of the City's Fire Code and any additional element as required in the California Health and Safety Code Article 1 Chapter 6.95 for the Business Emergency Plan. Additionally, the Downtown Specific Plan area is not within an airport safety and compatibility zone or a fire hazard area as identified in the General Plan PEIR. Because this Addendum proposes the loosening of building height restrictions, subject to the approval of a conditional use permit (CUP) in the Raincross, Justice Center and Prospect Place Office Districts of the Downtown Specific Plan, there is no substantial change in hazard threat from the previous analysis.			
VIII. Hydrology and Water Quality Would the project:			
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
<p>No Substantial Change from Previous Analysis (a – j). The City of Riverside is located within the Santa Ana Region (Region 8) of the California Regional Water Quality Control Board (RWQCB). All projects within the General Plan area are required to comply with all applicable Federal, State, and local water quality regulations. Based on specific project characteristics, this may require compliance with NPDES requirements, preparation of a SWPPP, or development of a WQMP once specific projects are proposed. The City is not located within an area with potential for tsunami, and the potential for mudflow within the City will be minimized by limiting development on arroyos within the City.</p> <p>Portions of the Downtown Specific Plan northwest of Mission Inn Avenue are located within 100-year and 500-year flood zones; however, development within these areas is generally limited. Furthermore, this Amendment considers changes to the Downtown Specific Plan's Raincross, Justice Center and Prospect Place Office Districts, specifically related to height restrictions and floor area ratio criteria, neither of which would generate hydrology or water quality related impacts beyond those that would have already been addressed in the certified General Plan PEIR. Any new developments permitted under these new regulations will be required to comply with the water quality requirements identified in the General Plan PEIR. Nevertheless, the area affected by this proposed Amendment is largely built-out, and will not result in any new substantial changes to hydrology and water quality from the previous analysis.</p>			
IX. Land Use and Planning Would the project:			
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>No Substantial Change from Previous Analysis (a-c). This Amendment proposes removal of height restrictions on downtown buildings in the Raincross, Justice Center and Prospect Place Office Districts and will not divide an established community. The Downtown Specific Plan area is largely developed and construction will not conflict with the MSHCP. Additionally, no zoning changes are proposed as a part of this Amendment. Proposed developments will be analyzed on a case by case basis and will be required to comply with all applicable General Plan policies. Therefore, no impacts not already analyzed will result from implementation of this Project.</p>			
X. Mineral Resources Would the project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No Substantial Change from Previous Analysis (a, b). The Downtown Specific Plan area is designated MRZ-4, which means that there is insufficient data to determine if there are significant mineral resources or not. The General Plan PEIR determined that it is unlikely that deposits in the MRZ-4 zone would be affected by implementation of the General Plan. Regardless, this Amendment only proposes modification of height restrictions and floor area ratio criteria for properties in the Downtown Specific Plan's Raincross, Justice Center and Prospect Place Office Districts, and therefore would not result in mineral resource impacts not already identified in the certified General Plan PEIR.			
XI. Noise			
Would the project:			
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No Substantial Change from Previous Analysis (a-f). The City of Riverside has adopted a Noise Code to ensure that noise levels do not negatively impact life within the City. The Downtown Specific Plan area is not within the policy area of any local airports and airport-related noise is not a concern. The proposed Amendment would not remove floor area ratio (FAR) restrictions, and would require projects to apply for a CUP to build over current height restrictions. This analysis of projects on a project-level basis will ensure that noise thresholds are not exceeded with future development. Because all development permitted under this Amendment will be required to comply with the noise policies identified in the General Plan PEIR, there are no substantial changes from the previous analysis.			

Environmental Issues		New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
XII.	Population and Housing			
	Would the project:			
	a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	No Substantial Change from Previous Analysis (a-c). The City's General Plan estimates that the City's population will increase to 346,867 within the City limits as a result of development permitted under the General Plan. No land use or zoning changes are proposed as a part of this Amendment, so population and housing estimates are consistent with the General Plan PEIR. Although this Amendment will allow structures to be built taller, individual projects proposing to be built higher than the current height restrictions would require a CUP, and no substantial new impacts are anticipated. Additionally, most of the Raincross, Justice Center and Prospect Place Office Districts areas are not zoned for residential property, so new development permitted under this Amendment would not likely displace substantial numbers of existing housing or people. Therefore, there are no substantial changes from the previous analysis.			
XIII.	Public Services			
	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
	a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	No Substantial Change from Previous Analysis (a-e). The Downtown Specific Plan area is located within the North Policing Center and the Riverside Unified School District, as identified in the General Plan PEIR. However, this Amendment proposes modification to allow greater height than otherwise permitted, subject to approval of a conditional use permit (CUP), within the Downtown Specific Plan's Raincross, Justice Center and Prospect Place Office Districts . The amendment will make minor changes related to criteria for determining floor area ratios; but does not alter the maximum floor area ratio currently established in the Specific Plan. None of the proposed changes to the Downtown Specific Plan will increase demands on public services, or present any substantial changes from previous analysis.			
XIV.	Recreation			
	a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No Substantial Change from Previous Analysis (a, b). There is one park within the Justice Center District of the Downtown SP; however, this proposed Amendment would only loosen building height restrictions in the Raincross, Justice Center and Prospect Place Office Districts of the Downtown SP, and provide minor changes to floor area ratio criteria (FAR); the current FAR requirements would not change, and proposed projects would require a CUP to be constructed over the current height restrictions. As a result, the project-level analysis will ensure that impacts associated with this analysis would not substantially change from any previous analysis concluded as part of the certified General Plan PEIR.			
XV. Transportation/Traffic Would the project:			
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
<p>No Substantial Change from Previous Analysis (a-f). Traffic impacts for development within the Downtown Specific Plan were evaluated in the Certified Final PEIR for the General Plan. Potential impacts associated with air traffic, design features, emergency access, inadequate parking, and alternative modes of transportation are less than significant without mitigation. Overall traffic within the City and SOI is expected to increase substantially, and since not all projected roadway links will be able to accommodate the increases at LOS D or better, the increases were considered significant and unavoidable.</p> <p>This Addendum proposes modification of building height restrictions in the Raincross, Justice Center and Prospect Place Office Districts of the Downtown SP, and some minor revisions related floor area ratio (FAR) criteria. However, the Addendum would not change the maximum FARs currently specified in the Downtown Specific Plan. Therefore the expected traffic impacts would be similar to those already analyzed in the General Plan PEIR, since no land use changes are proposed, and the maximum potential floor area ratios have not changed. This Addendum would require proposed projects to apply for a conditional use permit (CUP) to build higher than the current height restrictions, which will require analysis of project-specific traffic impacts. This Amendment therefore would not increase or significantly change impacts to transportation/traffic.</p>			
XVI. Utilities and Service Systems Would the project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No Substantial Change from Previous Analysis (a-g). Since certification of the General Plan PEIR, changes that would affect the prior analysis for water supply were considered as part of the Fourth Addendum, which was to determine whether sufficient water supplies			

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
<p>would be available to meet the projected demand. Therefore, the Fourth Addendum analysis relied upon the City of Riverside Public Utilities Department (RPU) 2009 Water Supply Plan, and updated information in written correspondence provided by Western Municipal Water District (WMWD) on July 4, 2009. Based on the updated water supply information and analysis provided in the Fourth Addendum, RPU and WMWD have found there would be adequate water supply to meet the projected demand of the General Plan 2025. This Amendment proposes modification of building height restrictions in the Raincross, Justice Center and Prospect Place Office Districts of the Downtown SP, as well as some minor changes to floor area ratio (FAR) criteria. This proposed Addendum does not change the maximum FAR currently allowed in the Downtown Specific Plan, and does not substantially change the previous analysis.</p> <p>This Amendment would require approval of a conditional use permit (CUP) for buildings to be built higher than the current height restrictions. As part of the CUP process, project-specific impacts will be analyzed as development projects are proposed. Additionally, this Amendment will not create substantial changes related to wastewater treatment, stormwater facilities, or solid waste disposal that were not previously analyzed as part of the certified General Plan PEIR.</p>			
XVII. Mandatory Findings of Significance			
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>No Substantial Change from Previous Analysis. The removal of building height restrictions discussed in this Addendum does not increase or significantly change impacts to habitat of fish or wildlife species, because the area covered by this Addendum is highly disturbed and mostly built-out, and is not providing natural habitat. Additionally, because this area is already disturbed, it is unlikely that new cultural resources will be discovered. The historic character of the area near the Mission Inn Historic District or Prospect Place Historic District will be maintained because future individual projects proposing to build higher than the current height restrictions will require project-level analysis and approval of a conditional use permit (CUP). Furthermore, the proposed changes to criteria related to floor area ratio (FAR) will not have a significant effect since the Addendum does not change maximum FAR. Incorporation of mitigation measures MM Bio 1 and MM Cultural 1 through MM Cultural 6 will ensure that potential impacts are reduced to a less than significant level. Therefore, this Addendum does not present any substantial change from previous analysis contained in the General Plan PEIR and supporting documents.</p>			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
No Substantial Change from Previous Analysis. Implementation of the General Plan will cause cumulatively significant impacts. Additionally, the changes proposed under this Addendum will not substantially change the impacts previously analyzed in the General Plan PEIR and associated documents.			
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No Substantial Change from Previous Analysis. Analysis in General Plan PEIR found that implementation of the General Plan may have potential impacts related to agricultural lands, air quality, noise, population and housing, and traffic. The proposed amendment to the existing Downtown Specific Plan will (1) allow greater height than currently permitted, subject to approval of a conditional use permit (CUP), within the Downtown Specific Plan's Raincross, Justice Center and Prospect Place Office Districts, and (2) make minor changes related to criteria for determining floor area ratios. However, the proposed amendment does not alter the maximum floor area ratios that currently exist. Additionally, as discussed above, a conditional use permit (CUP) is required for projects to exceed the maximum heights currently allowed by the Downtown SP, which further ensures that there is no substantial change in impacts from the previous analysis.			

ENVIRONMENTAL DETERMINATION

Based upon the evidence in light of the whole record documented in the attached environmental checklist explanation and cited incorporations:

- ☒ I find that the amended project has previously been analyzed as part of an earlier CEQA document. The amended project is a component of the whole action analyzed in the previous CEQA document.
- ☐ I find that the amended project has previously been analyzed as part of an earlier CEQA document. Minor additions and/or clarifications are needed to make the previous documentation adequate to cover the project which are documented in this addendum to the earlier CEQA document (CEQA § 15164).
- ☐ I find that the amended project has previously been analyzed as part of an earlier CEQA document. However, there is important new information and/or substantial changes have occurred requiring the preparation of an additional CEQA document (ND or EIR) pursuant to CEQA Guidelines Sections 15162 through 15163.

Signed _____
Ted White, City Planner

Date _____

SECTION 4 REFERENCES

Certified Final Program Environmental Impact Report – City of Riverside General Plan 2025 Program, Certified Final Environmental Impact Report, State Clearinghouse #2004021108, Volumes I, II & III, Certified November 20, 2007.

First Addendum To The Certified Final Program Environmental Impact Report (PEIR) For The General Plan 2025 Program dated February 24, 2009.

Second Addendum To The Certified Final Program Environmental Impact Report (PEIR) For The General Plan 2025 Program dated November 10, 2009.

Third Addendum To The Certified Final Program Environmental Impact Report (PEIR) For The General Plan 2025 Program dated March 20, 2012.

Fourth Addendum To The Certified Final Program Environmental Impact Report (PEIR) For The General Plan 2025 Program dated July 24, 2012.

Fifth Addendum To The Certified Final Program Environmental Impact Report (PEIR) For The General Plan 2025 Program dated November 13, 2012.

Sixth Addendum To The Certified Final Program Environmental Impact Report (PEIR) For The General Plan 2025 Program dated October 8, 2015.

General Plan 2025, adopted November 20, 2007.

General Plan 2025 Implementation Plan, adopted November 20, 2007.

City of Riverside Public Utilities Department 2009 Water Supply Plan