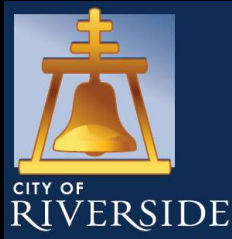


AN1

**Phase 1 General Plan Update:**

Planning Case PR-2021-001058 (General Plan Amendments,
Specific Plan Amendments, Zoning Text Amendment, Rezoning,
and Programmatic Environmental Impact Report)

Community & Economic Development Department

City Council
Agenda Item: 20
October 5, 2021

RiversideCA.gov

1

BACKGROUND

2

PROJECT COMPONENTS



Housing Element

- Housing Plan
- Housing Technical Background Report
- Housing Actions (in Action Plan)
- Appendices – Opportunity Sites Inventory and Development Case Studies
- Opportunity Site Rezoning Program
 - General Plan Land Use Changes
 - Zoning Changes
 - Specific Plan Amendments
 - Zoning Code Amendments



Public Safety Element

- Public Safety Plan
- Public Safety Technical Background Report
- Public Safety Actions (in Action Plan)



Environmental Justice Policies

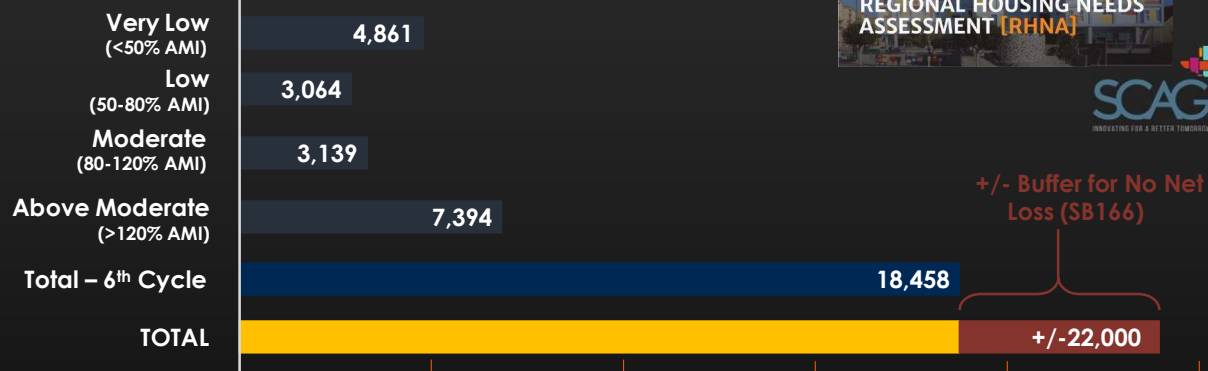
- Environmental Justice Policies – GP 2025 Elements
- Environmental Justice Actions (in Action Plan)



Environmental Impact Report

3

RIVERSIDE'S RHNA ALLOCATION



“RHNA is ultimately a requirement that the region zone sufficiently in order for these homes to have the potential to be built, but it is not a requirement or guarantee that these homes will be built.”

HCD, October 2019

4

DISCUSSION: GENERAL PLAN AMENDMENTS

5

HOUSING ELEMENT



GUIDING PRINCIPLE:

Provide a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing that is safe, healthy, and affordable for people of all income levels and backgrounds and meets the needs of current and future Riverside residents.

- Housing Plan
- Housing Technical Background Report
 - Community Profile
 - Housing Constraints
 - Housing Resources
 - Past Performance
 - Public Outreach
 - Affirmatively Furthering Fair Housing (AFFH)
- Housing Actions (in Action Plan)
- Appendices – Opportunity Sites Inventory and Development Case Studies

6



HOUSING ELEMENT REQUIREMENTS

- Accommodate projected housing demand through sites inventory, as mandated by the State (RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choices for all and affirmatively further fair housing
- Reviewed and approved by Department of Housing & Community Development
- Must be adopted by October 15, 2021

7

HOUSING ELEMENT POLICIES AND ACTIONS

- Affordable Housing
 - *Abundant, available and accessible*
- Homelessness
 - *Expanding services to meet needs*
- Fair Housing
 - *Upholding state and federal protections*
- Thriving Neighborhoods
 - *Supporting a sense of community*
- Regulations
 - *Streamlining for results*
- Monitoring and Engagement
 - *Tracking and sharing progress*
- Environmental Justice
 - *Safe, healthy and attainable neighborhoods*



8

AFFIRMATIVELY FURTHERING FAIR HOUSING

Actions developed to AFFH must:

- **Address** significant disparities in housing needs and in access to opportunity
- **Replace** segregated living patterns with truly integrated and balanced living patterns
- **Transform** racially and ethnically concentrated areas of poverty into areas of opportunity
- **Foster** and maintain compliance with civil rights and fair housing laws

This could look like:

- Housing **mobility** strategies
- Place-based strategies to encourage **community revitalization**
- New **housing choices** in areas of high opportunity
- **Protecting** existing residents from displacement
- Fair housing **services**
- Community **health** strategies
- Environmental **equity** strategies

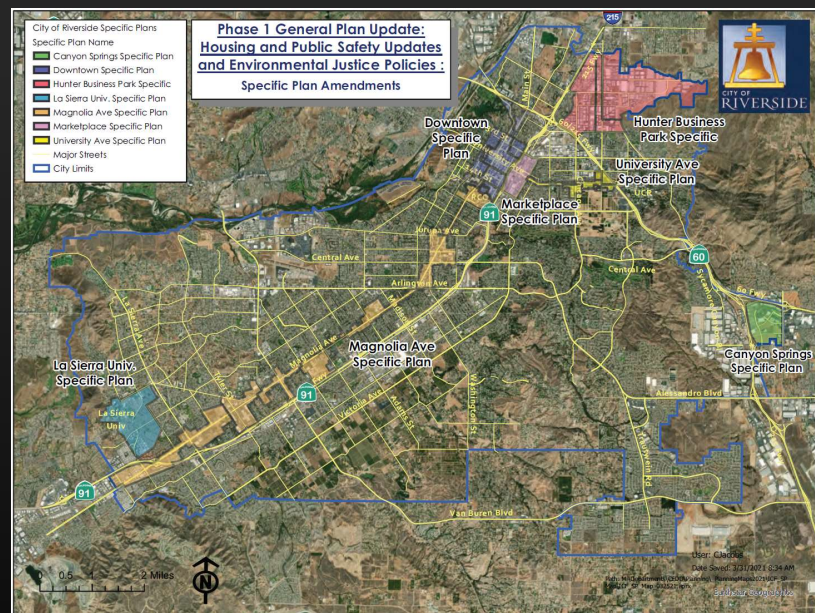
Slide 9

9

HOUSING ELEMENT IMPLEMENTATION

Proposed Specific Plan Amendments

- Canyon Springs Business Park
- Downtown
- Hunter Business Park
- La Sierra University
- Magnolia Avenue
- Riverside Marketplace
- University Avenue



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HOUSING ELEMENT IMPLEMENTATION

Proposed Downtown Specific Plan Amendments

RAINCROSS DISTRICT

Within Heritage Square HD:

- Maximum 3 stories/40 feet

JUSTICE CENTER DISTRICT

- Add residential as allowed use
- Maximum 140 dwellings/acre

PROSPECT PLACE OFFICE DISTRICT

- Add residential as allowed use
- Maximum 60 dwellings/acre
- Maximum 45 feet height near residential

ALMOND STREET DISTRICT

Brockton Avenue properties only:

- Add residential as allowed use
- Maximum 60 dwellings/acre
- Maximum 3 stories/40 feet

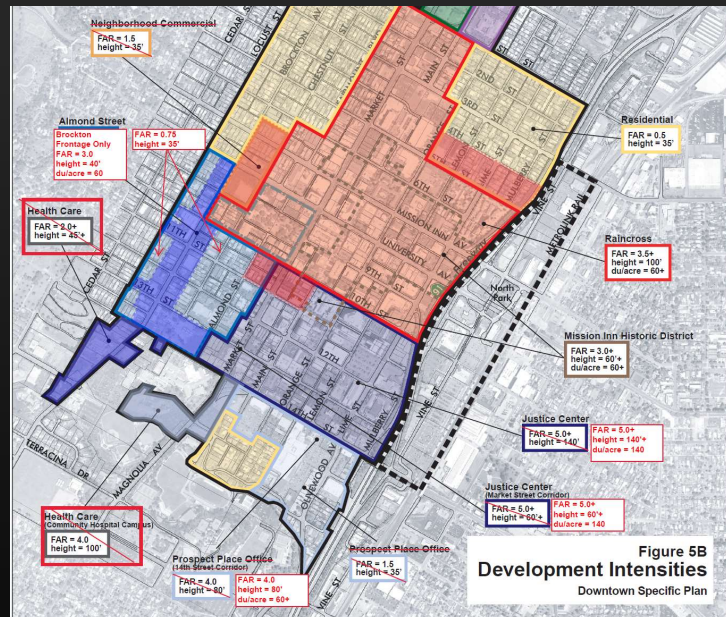
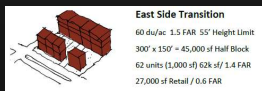
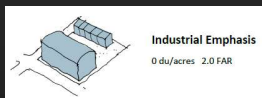


Figure 5B
Development Intensities
Downtown Specific Plan

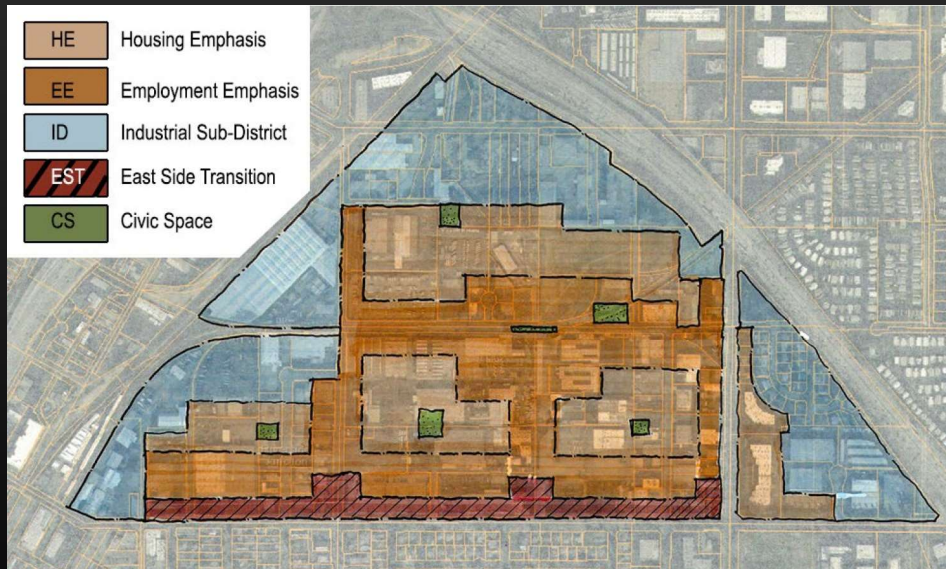
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HOUSING ELEMENT IMPLEMENTATION

Innovation District Overlay Zone



HE	Housing Emphasis
EE	Employment Emphasis
ID	Industrial Sub-District
EST	East Side Transition
CS	Civic Space



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HOUSING ELEMENT IMPLEMENTATION

Proposed Zoning Code Amendments

- **Chapter 19.100 – Residential Zones –** Modifications to development standards for Multifamily Residential Zones (R-3-1500, R-3-2000, R-3-2500, R-3-3000, R-3-4000 and R-4) to facilitate residential development and to establish objective design standards in compliance with Senate Bill (SB) 330.
- **Chapter 19.120 – Mixed-Use Zones –** Modifications to development standards for Mixed-Use Zones (MU-N, MU-V and MU-U) to facilitate residential and mixed-use development and to establish objective design standards in compliance with Senate Bill (SB) 330.
- **Chapter 19.150 – Base Zones Permitted Land Uses –** Amendments to the Permitted Uses Table to establish Low Barrier Navigation Centers as a use permitted by right in the Mixed-Use Zones (MU-N, MU-V and MU-U) pursuant to Assembly Bill (AB) 101, and to eliminate Senior Housing as a separately regulated residential use.
- **Chapter 19.170 – Innovation District Overlay Zone (ID) –** New chapter establishing the ID Overlay Zone and setting forth permitted uses, development standards, permit requirements and other regulations for properties having the ID Overlay Designation (i.e., within the Innovation District). The ID Overlay Zone is intended to facilitate the proposed Innovation District Master Plan that will guide the redevelopment of the approximately 285-acre "Triangle" district bounded by Third Street, State Route 91 and State Route 60/Interstate 215;

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HOUSING ELEMENT IMPLEMENTATION

Proposed Zoning Code Amendments

- **Chapter 19.545 – Density Bonus –** Updates to the Density Bonus Ordinance to achieve consistency with recent legislation generally increasing the maximum density bonus for which affordable housing development may qualify; increasing the number of incentives and concessions available to affordable housing development; and decreasing parking requirements for affordable housing development;
- **Chapter 19.580 – Parking and Loading –** Adjustments to parking requirements, credits, reductions and calculation methods for mixed-use development and establishment of incentives for voluntary transportation demand measures;
- **Chapter 19.710 – Design Review –** Extension of applicability of Administrative Design Review procedures to Opportunity Sites identified in the Housing Element;
- **Chapter 19.770 – Site Plan Review Permit –** Adjustment of the site plan review requirement threshold for mixed-use development from 10,000 square feet of new development to 20,000 square feet of new nonresidential development or 20 residential units (per Planning Commission Recommendation);
- **Chapter 19.910 – Definitions –** Updates to and addition of various definitions associated with other Zoning amendments mentioned above; and

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PUBLIC SAFETY ELEMENT



GUIDING PRINCIPLE:

Comprehensively address the public safety needs and concerns of the City's residents, businesses, institutions, and visitors in a proactive and coordinated way to ensure protection from foreseeable natural and human-caused hazards.

- Public Safety Plan
- Public Safety Technical Background Report
 - Geologic & Seismic Hazards
 - Flooding & Dam Inundation
 - Fire Prevention & Response
 - Drought
 - Hazardous Materials
 - Multi-Hazard Planning & Interagency Response
 - Pandemic Preparedness, Response & Outreach
- Public Safety Actions (in Action Plan)

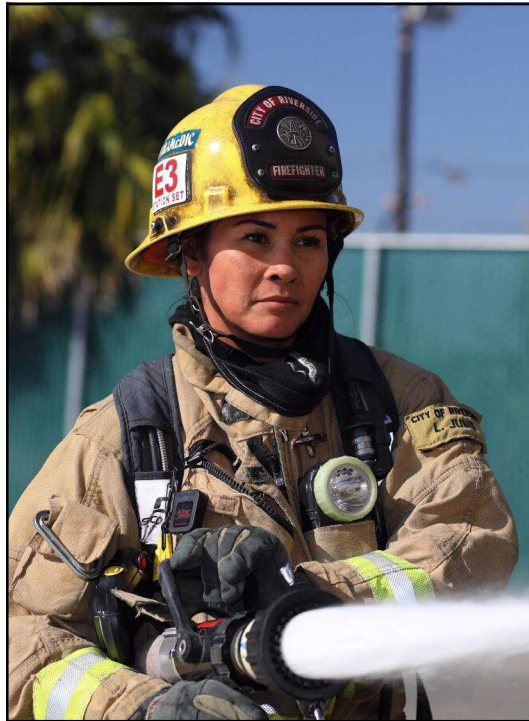
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PUBLIC SAFETY ELEMENT REQUIREMENTS

- Provides the City with proactive measures to reduce the risk of hazards and adequately, expediently, and efficiently respond to public safety risks.
- AB 747 and SSB 1035 require revision of the Public Safety Element concurrently with revision of the Housing Element or Local Hazard Mitigation Plan (LHMP) to identify new information relating to flood and fire hazards and climate adaptation and resiliency that was not available during the previous revision.
- SB 379 Climate Vulnerability Assessment and Adaptation Strategies – upon next revision of LHMP
- Review by CAL FIRE Land Use Planning Team and State Board of Forestry and Fire Protection (September 21, 2021)



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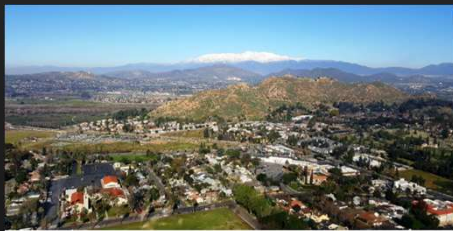


PUBLIC SAFETY ELEMENT POLICIES AND ACTIONS

- Natural Hazards
 - *Reduce risk, be prepared*
- Hazardous Materials
 - *Safe transportation and storage*
- Transportation
 - *Reducing conflicts and crossings*
- Emergency Services
 - *High-quality and responsive*
- Pandemic
 - *Providing public health services*
- Homelessness
 - *Reduce suffering, reduce harm*
- Climate Adaptation and Resiliency
 - *Identify risks and adapt accordingly*

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ENVIRONMENTAL JUSTICE



City of Riverside
**ENVIRONMENTAL JUSTICE
POLICIES**

DEFINITION:

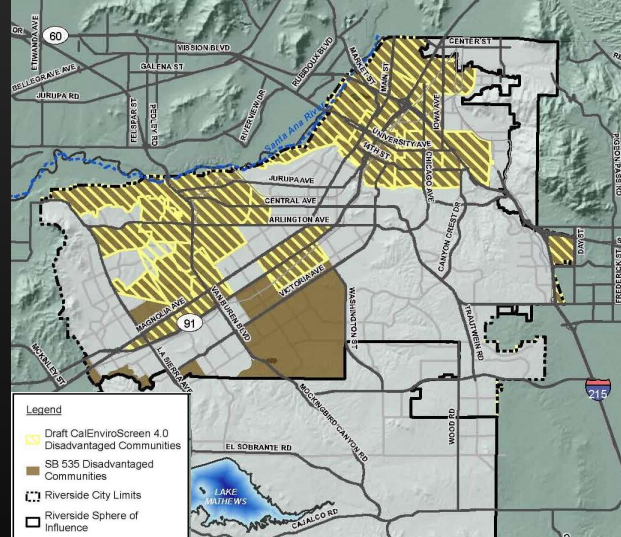
The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of laws, regulations, and policies.

- GP 2025 Environmental Justice Policies
 - *Land Use & Urban Design Element*
 - *Circulation & Community Mobility Element*
 - *Education Element*
 - *Noise Element*
 - *Air Quality Element*
 - *Parks & Recreation Element*
 - *Public Facilities & Infrastructure Element*
 - *Arts and Culture Element*
 - *Historic Preservation Element*
- Environmental Justice Actions (in Action Plan)

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ENVIRONMENTAL JUSTICE COMMUNITIES

- Environmental justice communities are those communities that fit either of the definitions below:
 - Areas identified by the California Environmental Protection Agency as "(1) areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation"; or "(2) areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment;" or
 - Low-income areas that are "disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation."
- Environmental justice communities were identified using the CalEnviroScreen data tool developed by the California Environmental Protection Agency's Office of Environmental Health Hazard Assessment pursuant to Health and Safety Code Section 39711 and other statutory requirements.



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ENVIRONMENTAL JUSTICE POLICIES AND ACTIONS

- Land Use & Urban Design
 - *Healthy, complete neighborhoods*
- Circulation & Community Mobility
 - *Transportation for tomorrow*
- Education
 - *Robust partnerships for opportunity*
- Noise
 - *Manage and reduce*
- Air Quality
 - *Addressing exposure*
- Parks & Recreation
 - *Equitable access for all*
- Public Facilities & Infrastructure
 - *Healthy and efficient homes*
- Arts & Culture
 - *Art in public places*
- Historic Preservation
 - *Telling untold stories*



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DISCUSSION: OPPORTUNITY SITES INVENTORY AND REZONING

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Identification of Opportunity Sites

Initial Selection Criteria –
areas **included** because they may be suitable

Underutilization / Potential for Redevelopment

- ☐ Current Land Use (especially *vacant*)
- ☐ Improvement Ratio (value of buildings / value of land)
- ☐ Likelihood of redevelopment within 6th Cycle

Physical Site Characteristics

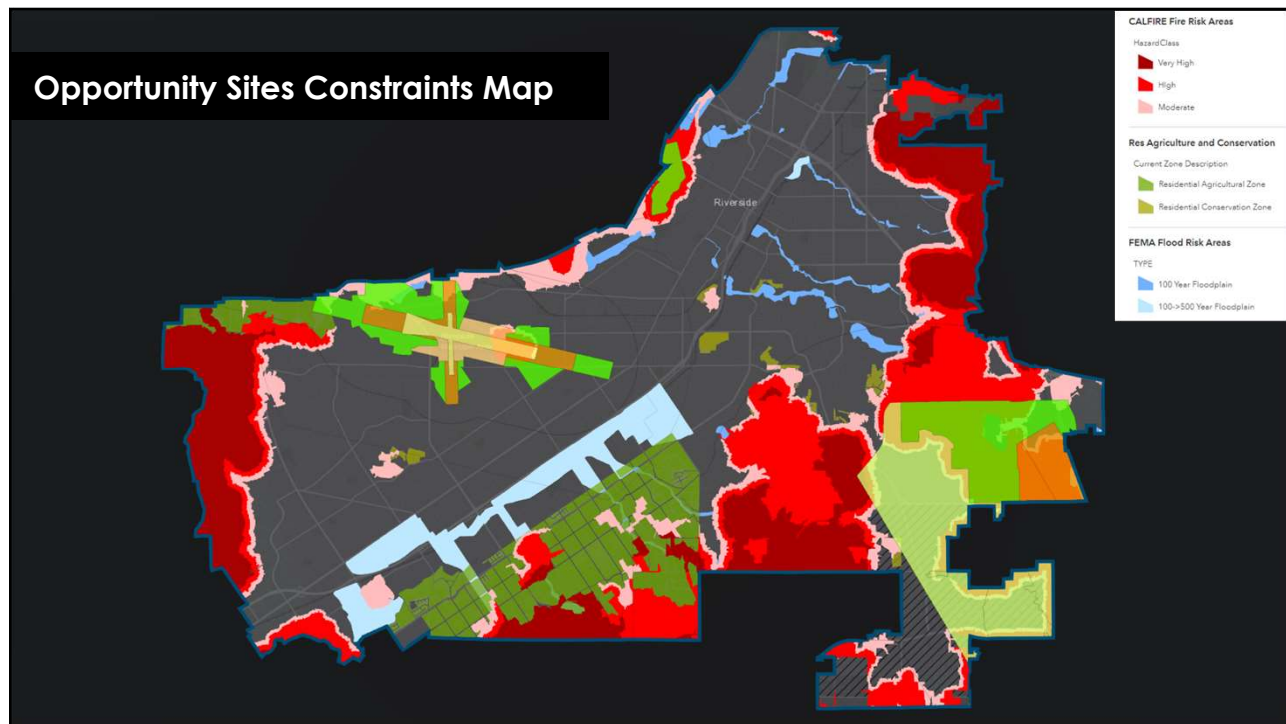
- ☐ Lot Size
- ☐ Year Built

Specific Opportunities

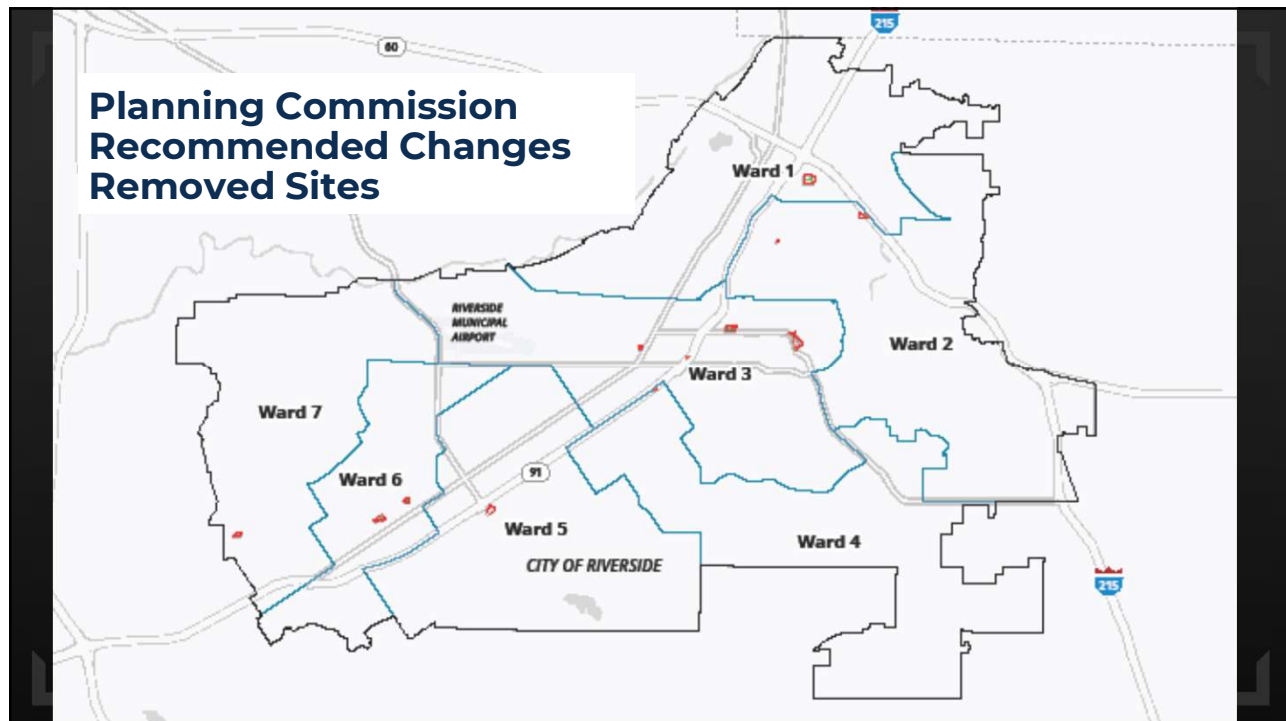
- ☐ Transit Oriented Development (TOD)
- ☐ Infill and 'Missing Middle' Housing
- ☐ Credit for Accessory Dwelling Units (ADU)
- ☐ Special focus planning areas – Downtown, Innovation District, Northside Specific Plan



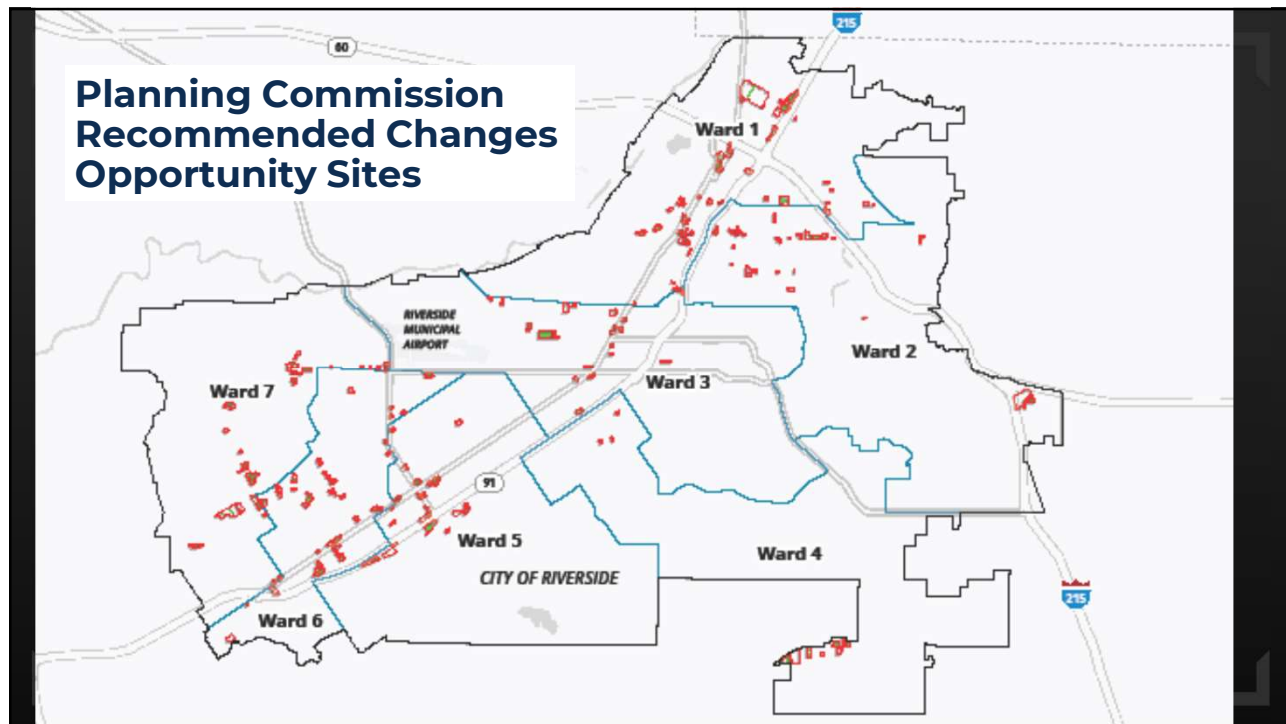
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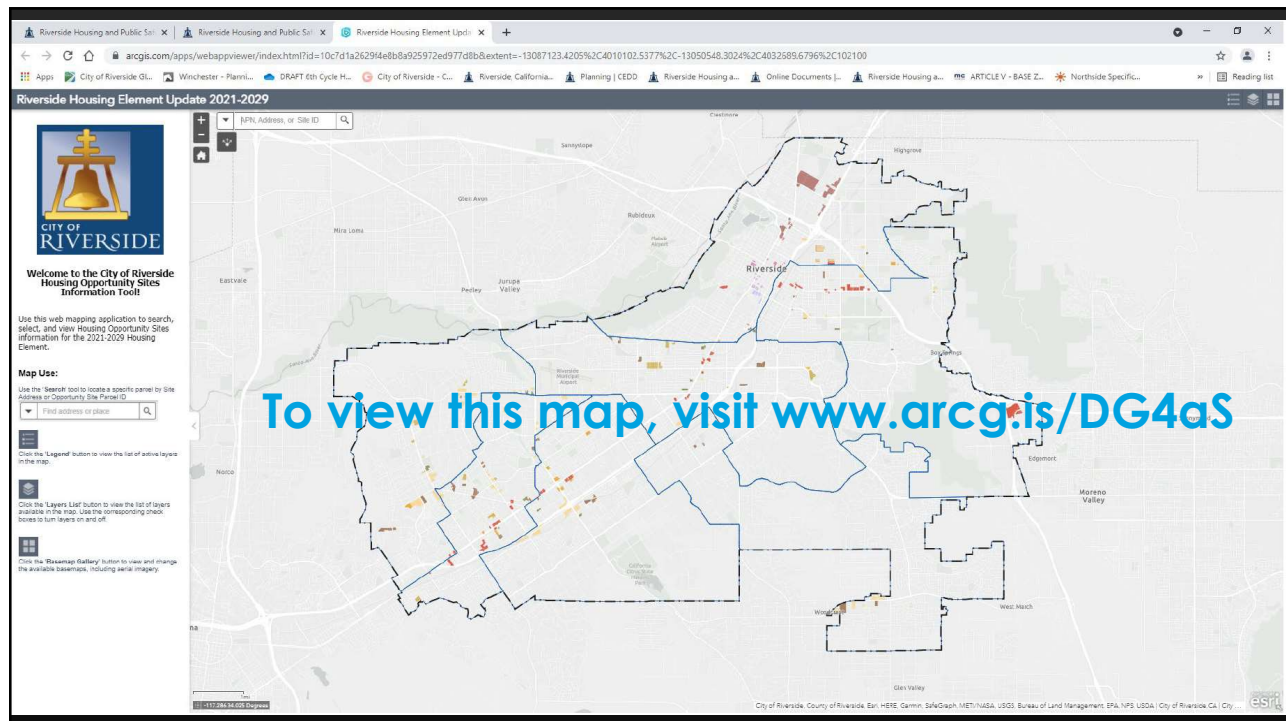
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PUBLIC OUTREACH

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PUBLIC ENGAGEMENT ACTIVITIES

Stakeholder Engagement

- Over 900 stakeholders representing public agencies, business advocacy groups, non-profit and faith-based organizations, community activists and citizens
- One-on-one stakeholder briefings, as requested:
 - Greater Riverside Chambers of Commerce
 - Building Industry Association
 - Inland Equity Partnership
 - AARP
 - Riverside Unified School District
 - Inland Valley Association of Realtors
 - Mayor's Housing Action Team
 - Anti-Racist Riverside
 - Inland Empire Labor Council
 - Riverside Downtown Partnership
 - Downtown Area Neighborhood Alliance
 - Individuals

Community Outreach, Workshops and Hearings

- Virtual Public Workshop Series – January 7th, 27th and February 25th
- Planning Commission Workshop – March 18th
- CEQA Scoping Meeting – April 22nd
- Council Housing & Homelessness Committee – May 3rd
- Virtual Policy Workshops – June 10th and 17th
- Ward-Based open houses – June and July
- Regular Email blasts – 50,000+ recipients
- City Channels – Social media, official announcements, electronic billboards, RiversideTV
- Interactive tools – Map.Social, ESRI StoryMap, Surveys
- Letter to Opportunity Site property owners
- Postcard notices to surrounding property owners (300 feet)
- Planning Commission Public Hearing – September 9, 2021

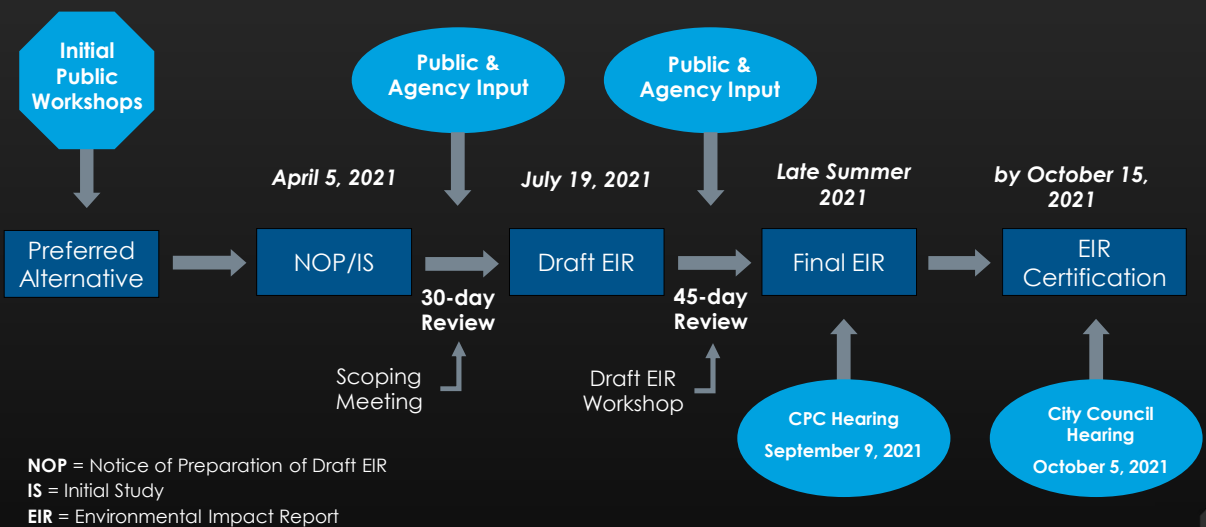


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ENVIRONMENTAL REVIEW

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CEQA ENVIRONMENTAL REVIEW PROCESS



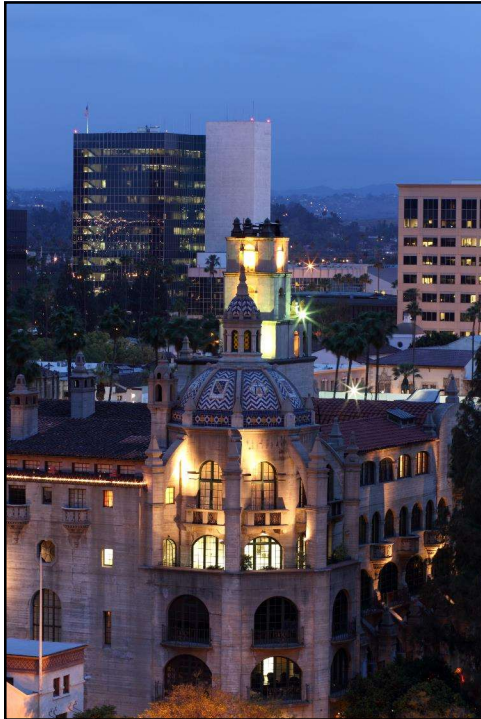
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PROJECT COMPONENTS

- The EIR evaluated these key Project components:
 - Housing Element Update
 - *General Plan Amendments*
 - *Zoning Changes and Code Amendments*
 - *Specific Plan Amendments*
 - Public Safety Element Update
 - Environmental Justice Policies within the two updated elements
- The EIR evaluated a maximum development of up to 31,564 dwelling units (gross) facilitated by the Project throughout the City to meet the minimum RHNA obligation (18,458 units with a No Net Loss Buffer).



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PROJECT OBJECTIVES

- Plan adequately to meet our RHNA obligation + buffer
- Support positive economic, educational, and health outcomes for EJ communities
- Increase affordable housing all across the City
- Add a variety of housing opportunities
- Locate new housing close to amenities, transit, jobs
- Identify sites for housing with high development potential
- Avoid areas with development constraints
- Proactively address public safety and public health needs for all natural and human-caused hazards
- Reduce impacts of housing near incompatible land uses or pollution sources

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All CEQA Topics Considered

The EIR evaluates these environmental topics:

- Aesthetics & Visual Quality
- Agriculture & Forestry Resources
- Air Quality Emissions
- Biological Resources
- Cultural / Tribal Resources
- Energy
- Geology, Soils, & Seismicity
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Mineral Resources
- Land Use & Planning
- Noise
- Paleontological Resources
- Population/Housing
- Public Services
- Recreation
- Transportation & Circulation
- Utilities & Service Systems
- Wildfire
- Alternatives
- Cumulative Impacts


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CEQA Topics Considered Less than Significant

The EIR determined these environmental topics will not result in significant impacts and impacts are **Less than Significant**:

- Aesthetics & Visual Quality
- Agriculture & Forestry Resources
- Energy
- Geology, Soils, & Seismicity
- Hydrology & Water Quality
- Land Use and Planning
- Mineral Resources
- Public Services
- Recreation
- Wildfire
- Utilities and Service Systems



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CEQA Topics Considered Significant

Through the evaluation of the Project, these environmental topics are Potential Significant, but have **Less Than Significant Impacts with Mitigation Incorporated**:

- Biological Resources
- Cultural Resources
- Paleontological Resources
- Hazards and Hazardous Materials
- Tribal Cultural Resources

Through the evaluation of the Project, these environmental topics will result in **Significant and Unavoidable Impacts** with and without mitigation:

- Air Quality (with Mitigation)
- Greenhouse Gas Emissions (with Mitigation)
- Noise (with Mitigation)
- Population and Housing
- Transportation (with Mitigation)

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CEQA Alternatives

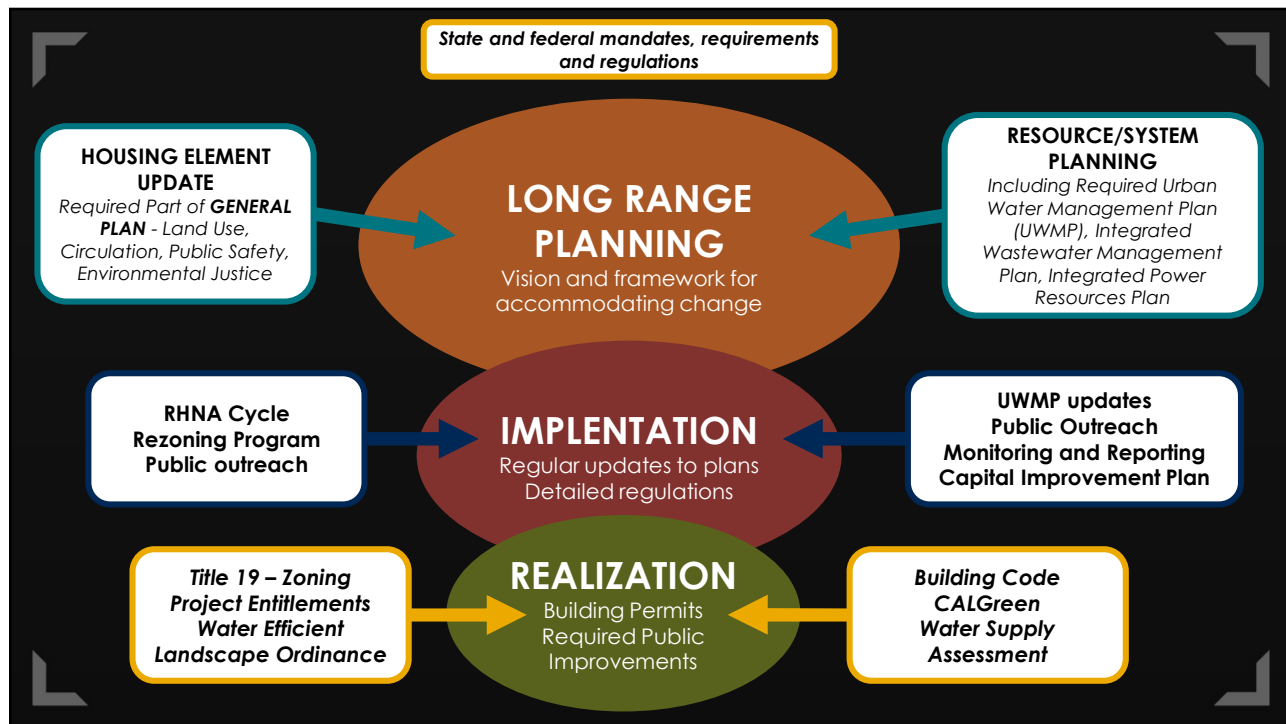


Based on the analysis, the **Project** and **Alternative 3** are both **environmentally superior**.

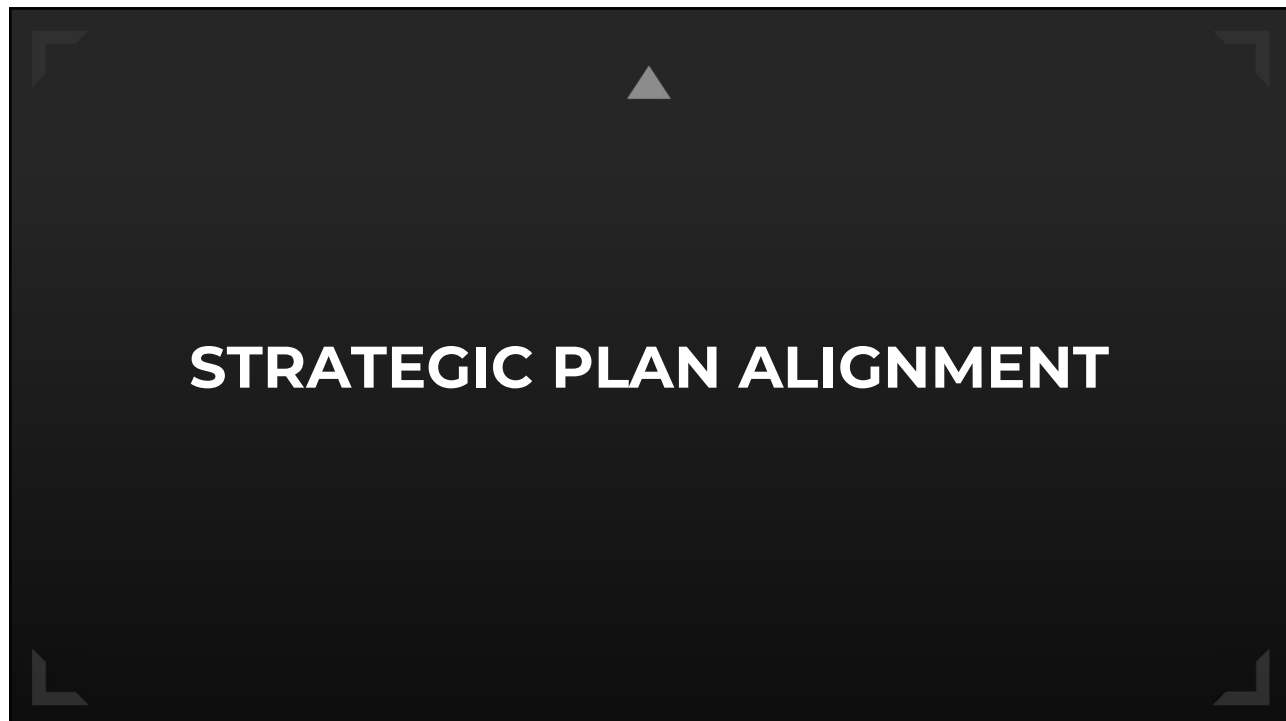
These Alternatives are considered in the EIR:

- **No Project Alternative.** No changes to existing zoning or allowed development on preliminary opportunity sites would occur. This scenario would not meet the City's initial goal with the No Net Loss buffer.
- **Dispersed Growth Alternative.** Housing development would be spread more widely across almost all Opportunity Sites, generally at lower densities, resulting in less intensive but more widespread land use changes. This would exceed the City's initial goal with the No Net Loss buffer.
- **Focused Growth Alternative.** Housing development on strategic locations with superior access to transportation, employment, services, and amenities, generally at higher densities and more intensive land use changes. This scenario would also exceed the City's initial goal with the No Net Loss buffer.
- **Limited Opportunity Sites.** Alternative would involve a reduced number of the Opportunity Sites, focused on meeting but not exceeding RHNA allocation of 18,458 units.

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ENVISION 2025 CITY OF RIVERSIDE STRATEGIC PLAN

-  – Community Trust
-  – Equity
-  – Fiscal Responsibility
-  – Innovation
-  – Sustainability and Resiliency

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ENVISION 2025 CITY OF RIVERSIDE STRATEGIC PLAN

• Supports the Following Strategic Priorities and Goals:

-  – Strategic Priority 1 – Arts, Culture and Recreation (Goals 1.2, 1.3 and 1.5)
-  – Strategic Priority 2 – Community Well-Being (All Goals)
-  – Strategic Priority 4 – Environmental Stewardship (Goal 4.3)
-  – Strategic Priority 5 – High Performing Government (Goal 5.2, 5.3, 5.5)
-  – Strategic Priority 6 – Infrastructure, Mobility & Connectivity (Goal 6.1)

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RECOMMENDATIONS

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RECOMMENDATIONS

Staff recommends that the City Council:

1. Adopt the Proposed Resolution certifying that the Final Program Environmental Impact Report for the Phase 1 General Plan Update:
 - a. Has been completed in compliance with the California Environmental Quality Act (Public Resources Code 21000 et seq.);
 - b. Was presented to the City Council and the City Council reviewed and considered the information contained in the Final Program Environmental Impact Report prior to approving the project; and
 - c. Reflects the City's independent judgment and analysis and making certain findings of fact.
2. Concur with and adopt the findings contained in the Final Program Environmental Impact Report, the attached California Environmental Quality Act Resolution, the case file and the administrative record, and adopt the Findings of Fact;
3. Adopt the Statement of Overriding Considerations attached to the California Environmental Quality Act Resolution;
4. Adopt the Mitigation Monitoring and Reporting Program attached to the California Environmental Quality Act Resolution;

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RECOMMENDATIONS

5. Find that no feasible alternatives to the project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final Program Environmental Impact Report;
6. Approve Planning Case PR-2021-001058 - General Plan Amendments (Housing Element Update, Public Safety Element Update, Environmental Justice Policies), Specific Plan Amendments, Zoning Text Amendment, Rezoning, as modified by Planning Commission;
7. Adopt the attached Resolution amending the General Plan including the Housing Element, Public Safety Element, Environmental Justice Policies and Other Minor Text Amendments as modified by the Planning Commission;
8. Adopt the attached Resolution approving changes to the General Plan Land Use Designation of Opportunity Sites as modified by the Planning Commission;
9. Introduce and subsequently adopt the attached Ordinance approving Zoning Code Text Amendments as modified by the Planning Commission;
10. Introduce and subsequently adopt the attached Ordinance approving Rezoning of Housing Element Opportunity Sites as modified by the Planning Commission;

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RECOMMENDATIONS

11. Adopt the attached Resolution approving amendments to the Downtown Specific Plan;
12. Adopt the attached Resolution approving amendments to the Magnolia Avenue Specific Plan;
13. Adopt the attached Resolution approving amendments to the University Avenue Specific Plan;
14. Adopt the attached Resolution approving amendments to the Riverside Marketplace Specific Plan;
15. Adopt the attached Resolution approving amendments to the Canyon Springs Business Park Specific Plan;
16. Adopt the attached Resolution approving amendments to the Hunter Business Park Specific Plan;
17. Adopt the attached Resolution approving the La Sierra University Specific Plan Amendment; and
18. Adopt the attached Action Plan to Implement the Phase 1 General Plan.

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REFERENCE ONLY SLIDES

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PHASE 1 GENERAL PLAN UPDATE



Housing Element

- Mandatory General Plan Element
- Updated in 8-year Cycles
- Assess current and future housing needs
- Set policies and actions to meet housing needs
- Must demonstrate accommodation of RHNA
- Plans for adequate housing for all income levels, special needs
- Due October 15, 2021



Public Safety Element

- Mandatory General Plan Element
- Must be updated concurrently with Housing Element
- Identifies public safety risks and vulnerabilities
- Sets policies and actions to reduce hazard risks
- SB 379, SB 1035 – must update to address wildfire, climate adaptation



Environmental Justice Policies

- May be separate Element or integrated policies
- Must be added when updating 2+ Elements
- Identifies communities with unique challenges to health and livelihoods (CalEnviroscreen)
- Develops strategies to address challenges of EJ communities and promote civic engagement

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REGIONAL HOUSING NEEDS ASSESSMENT



Population, household growth
Census, ACS, DOF Data
Production vs. need in previous cycles

3.4 million units in 6th Cycle



Local General Plans
Local planning
factors/constraints
Regional transportation plans

1.3 million units



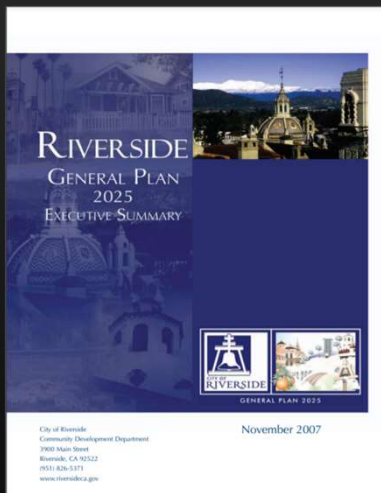
18,458

Final 6th-Cycle Allocation

- 11% of Riverside County total
- 1.3% of SCAG total
- 0.5% of State total

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Relationship to General Plan



1. Every city in California must create a General Plan that acts as a roadmap for the future growth of the City.
2. General Plans must address key topic areas, called Elements, that cover things like housing, land use, transportation, services, and infrastructure.
3. Each element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.
4. Environmental Justice policies are now required to be included in General Plans.

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AFFIRMATIVELY FURTHERING FAIR HOUSING

As defined by A.B. 686:

- “Taking meaningful actions, in addition to combating discrimination, that overcome **patterns of segregation** and foster inclusive communities free from barriers that restrict **access to opportunity**” for persons of color, persons with disabilities, and other protected classes

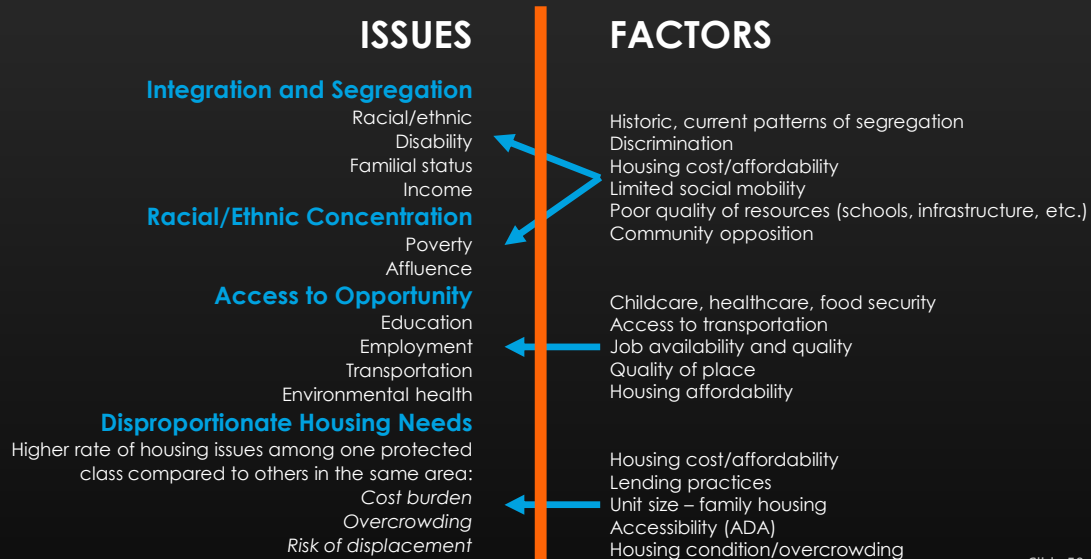
To meet AFFH requirements, the Housing Element must:

- **Assess** fair housing issues in the City
- **Analyze** segregation patterns and disparities in access to opportunity
- **Identify** major contributing factors to fair housing issues
- **Include** meaningful actions to correct issues

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FAIR HOUSING ISSUES AND CONTRIBUTING FACTORS



Slide 50

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Proposed Downtown Specific Plan Amendments

Modernize Parking Requirements

Uses	Raincross and Justice Center Districts	All Other Districts
General office	1:300	1:250
Medical/Dental office	1:250	Per Zoning Code
Banks	1:250	Per Zoning Code
Retail	1:375	1:300
Eating and Drinking	1:250	1:150
Cinema, auditorium	1:8 fixed seats	Per Zoning Code
Hotel/Motel	1:2 guest rooms; ancillary uses at 50% of Specific Plan requirement	1:1 guest room; ancillary uses at 50% of Specific Plan requirement
Assembly areas and meeting rooms without fixed seats	1:50	1:30
Residential uses	1: bedroom, not to exceed 2 spaces per dwelling unit	1: bedroom, not to exceed 2 spaces per dwelling unit (except for single-family dwellings)
Uses not listed	Per Zoning Code	Per Zoning Code

Change of use in existing building – no additional parking required

Infill development on parcels <6,000sf – no on-site parking

Modernize Allowed Land Uses

- Consolidate Neighborhood Commercial district with Raincross District
- Consolidate Health Care District with Prospect Place, Almond Street Districts

JUSTICE CENTER DISTRICT

- Allow mixed-use development
- Remove maximum 1,500-sf limit for restaurants
- Allow hotel with CUP
- Remove minimum ½-acre lot size requirement for new development

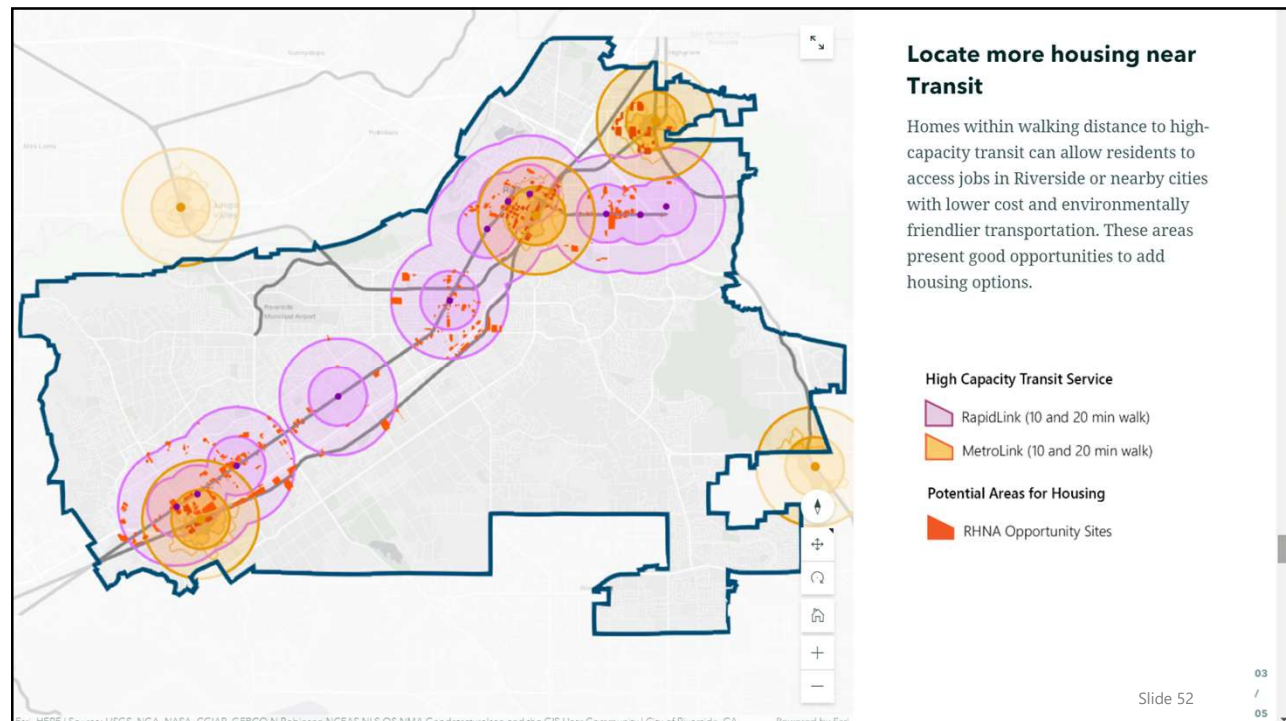
PROSPECT PLACE OFFICE DISTRICT

- Allow retail sales
- Allow hotel with CUP

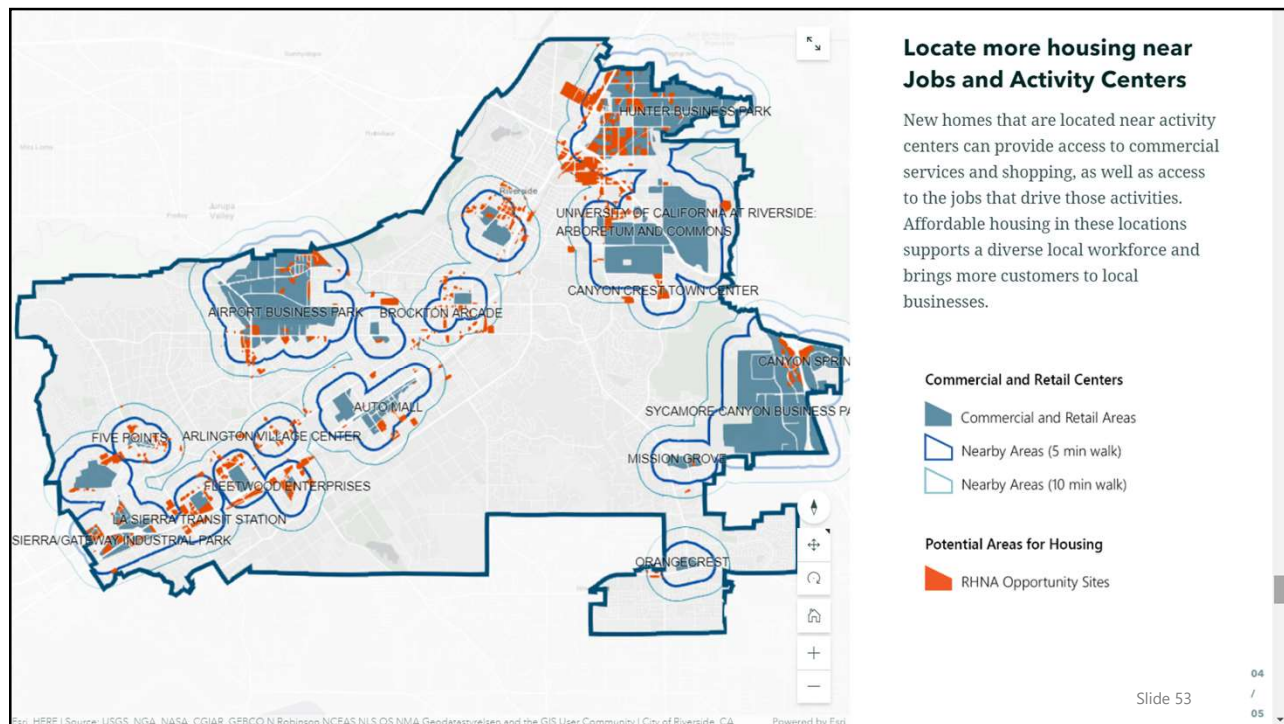
ALMOND STREET DISTRICT

- Mixed-use development on Brockton Avenue only
- Allow personal services (salon, barber, tailor, etc.)
- Allow places of worship with CUP
- Allow hospital-supporting uses south of 14th Street

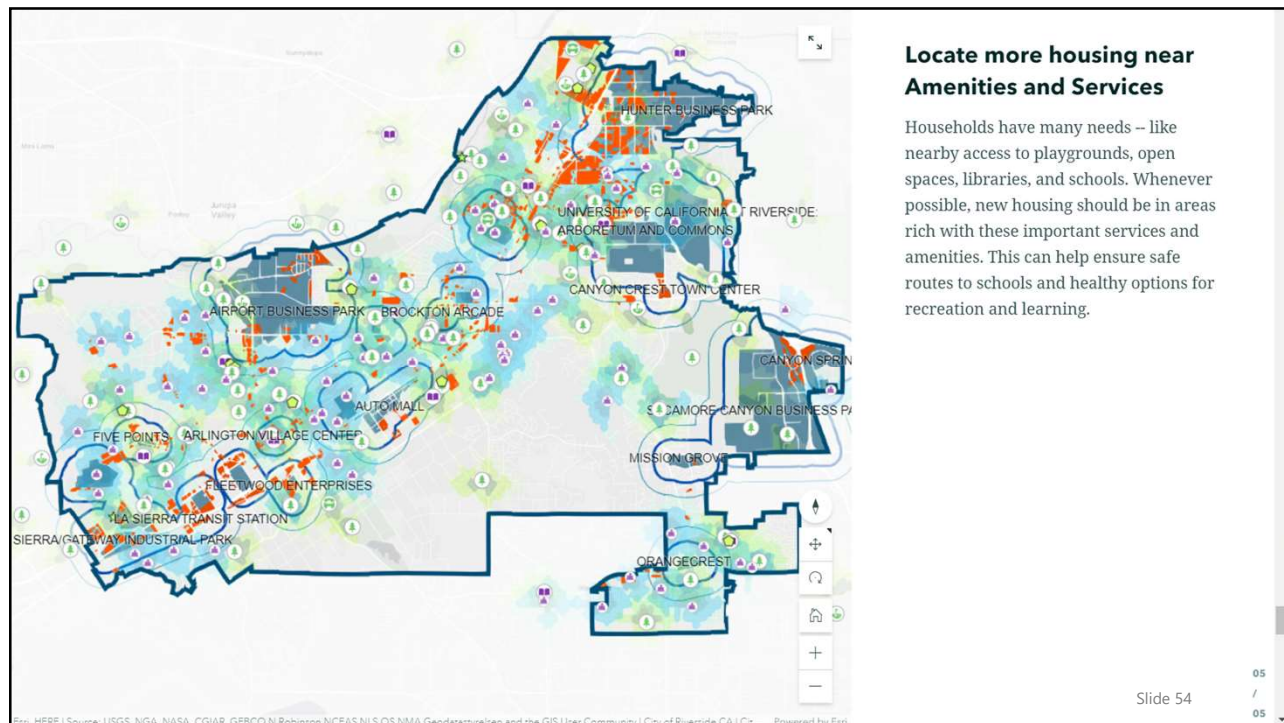
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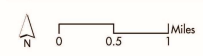
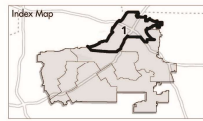
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CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 1 - Planning Commission Recommended Removed Sites



- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
 - HDR - High Density Residential
 - VHDR - Very High Density Residential
 - MUU - Mixed-Use - Urban
 - MUUV - Mixed-Use - Village
 - No Proposed Change



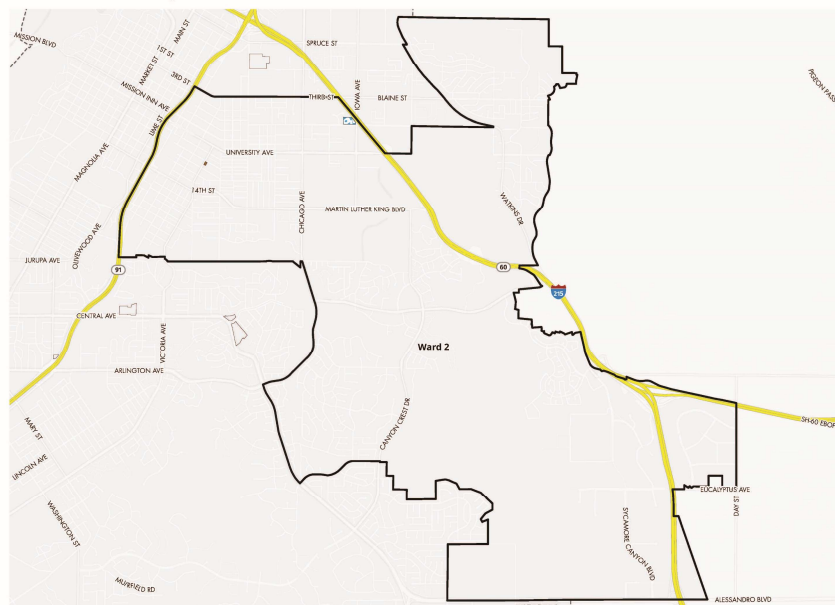
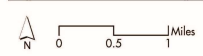
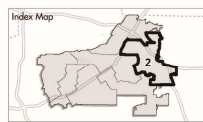
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CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 2 - Planning Commission Recommended Removed Sites



- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
 - HDR - High Density Residential
 - VHDR - Very High Density Residential
 - MUU - Mixed-Use - Urban
 - MUUV - Mixed-Use - Village
 - No Proposed Change

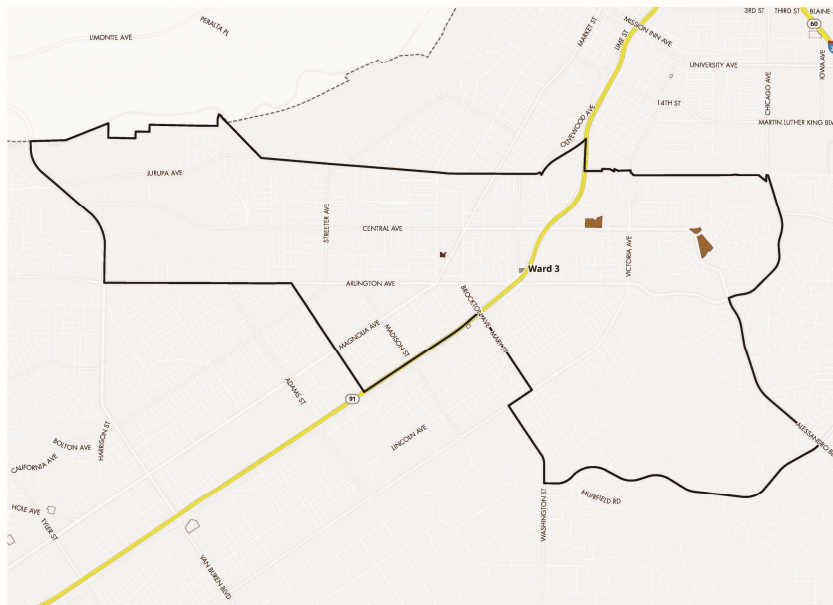
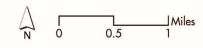
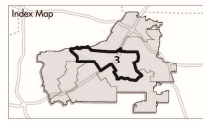


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CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 3 - Planning Commission Recommended Removed Sites

- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
- HDR - High Density Residential
- VHDR - Very High Density Residential
- MUU - Mixed-Use - Urban
- MUUV - Mixed-Use - Village
- No Proposed Change

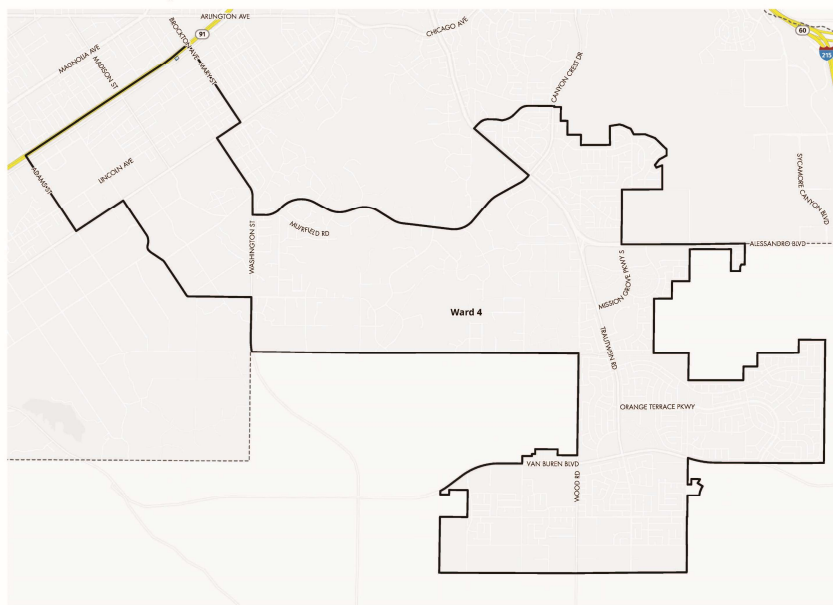
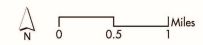
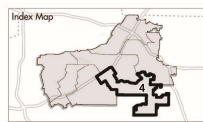


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CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 4 - Planning Commission Recommended Removed Sites

- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
- HDR - High Density Residential
- VHDR - Very High Density Residential
- MUU - Mixed-Use - Urban
- MUUV - Mixed-Use - Village
- No Proposed Change



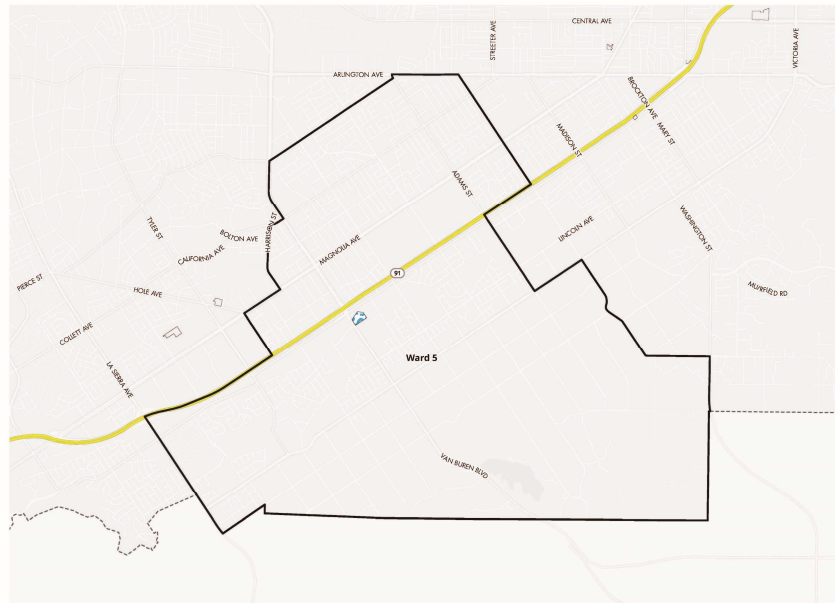
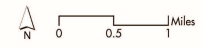
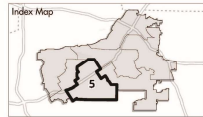
58

CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 5 - Planning Commission Recommended Removed Sites



- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
 - HDR - High Density Residential
 - VHDR - Very High Density Residential
 - MJU - Mixed-Use - Urban
 - MJV - Mixed-Use - Village
 - No Proposed Change



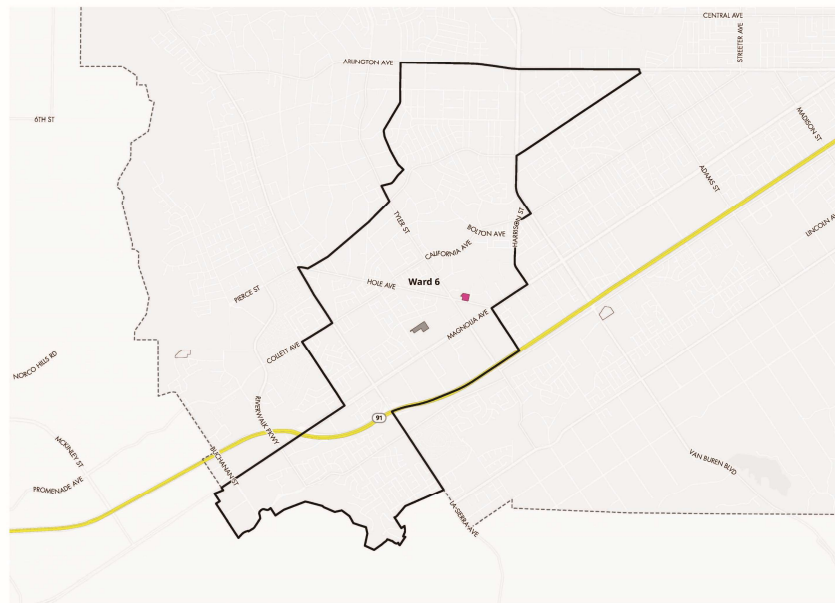
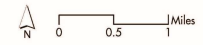
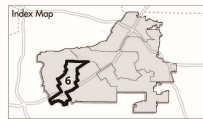
59

CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 6 - Planning Commission Recommended Removed Sites



- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
 - HDR - High Density Residential
 - VHDR - Very High Density Residential
 - MJU - Mixed-Use - Urban
 - MJV - Mixed-Use - Village
 - No Proposed Change



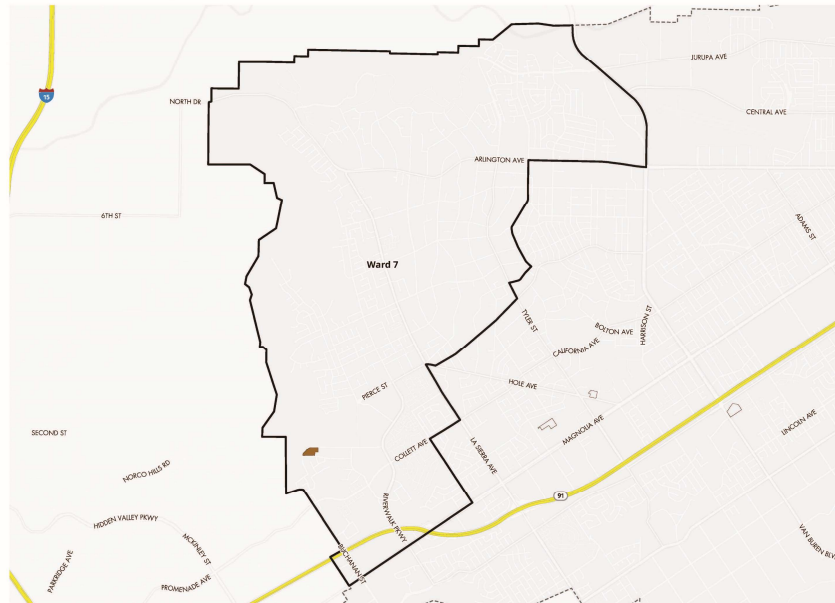
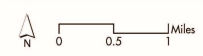
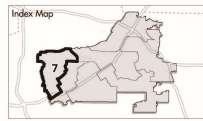
60

CITY OF RIVERSIDE

General Plan Land Use - Proposed - Ward 7 - Planning Commission Recommended Removed Sites



- City of Riverside Boundary
- Wards
- Opportunity Sites
- General Land Use - Proposed**
- HDR - High Density Residential
- VHDR - Very High Density Residential
- MUU - Mixed-Use - Urban
- MUU - Mixed-Use - Village
- No Proposed Change



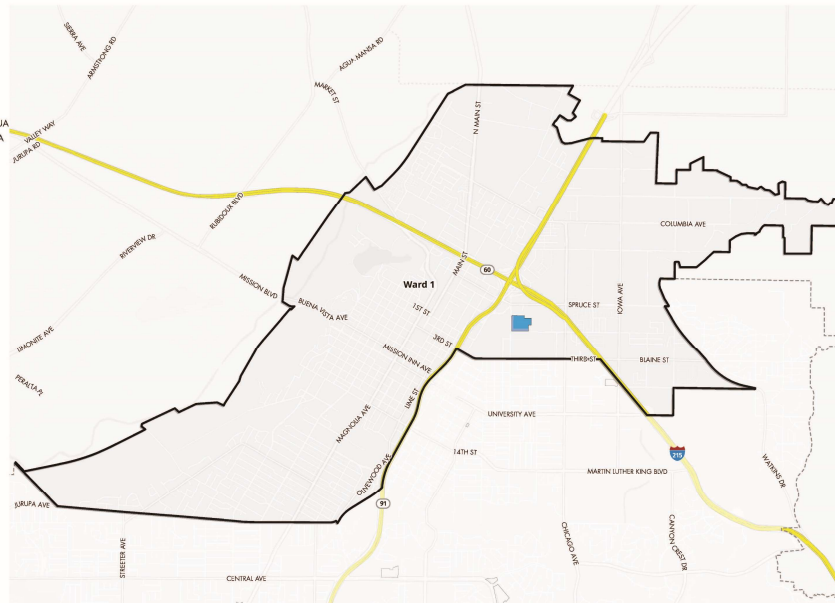
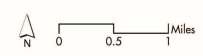
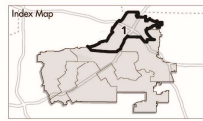
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CITY OF RIVERSIDE

Zoning - Proposed - Ward 1 - Planning Commission Recommended Removed Sites



- City of Riverside Boundary
- Wards
- Opportunity Sites
- Proposed Zone Description**
- Innovation District Employment Emphasis 100 DUA
- Innovation District Residential Emphasis 150 DUA
- No Proposed Changes



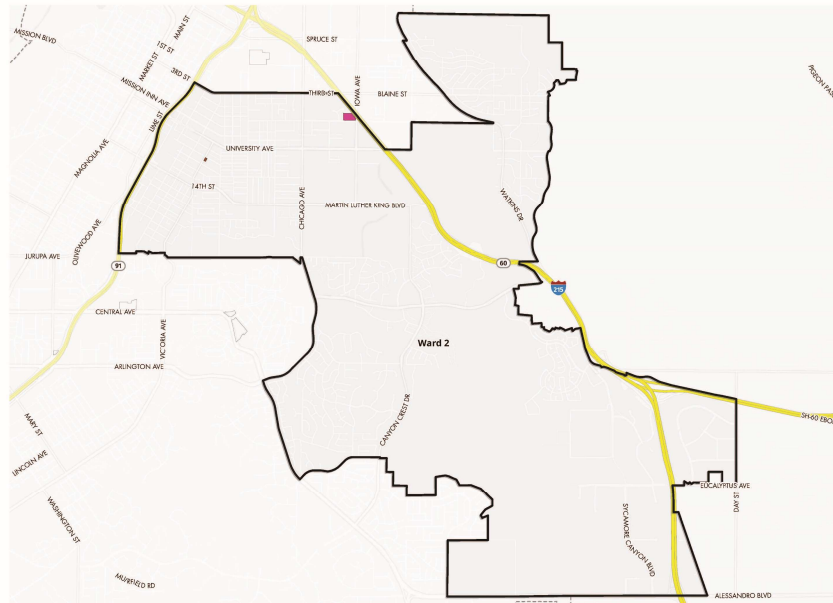
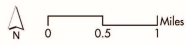
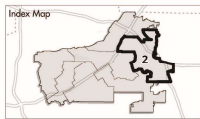
62

CITY OF RIVERSIDE

Zoning - Proposed - Ward 2 - Planning Commission Recommended Removed Sites



- City of Riverside Boundary
- Wards
- Opportunity Sites
- Proposed Zone Description**
 - Mixed Use - Village
 - Multi-Family Residential - R3-1500
 - No Proposed Changes



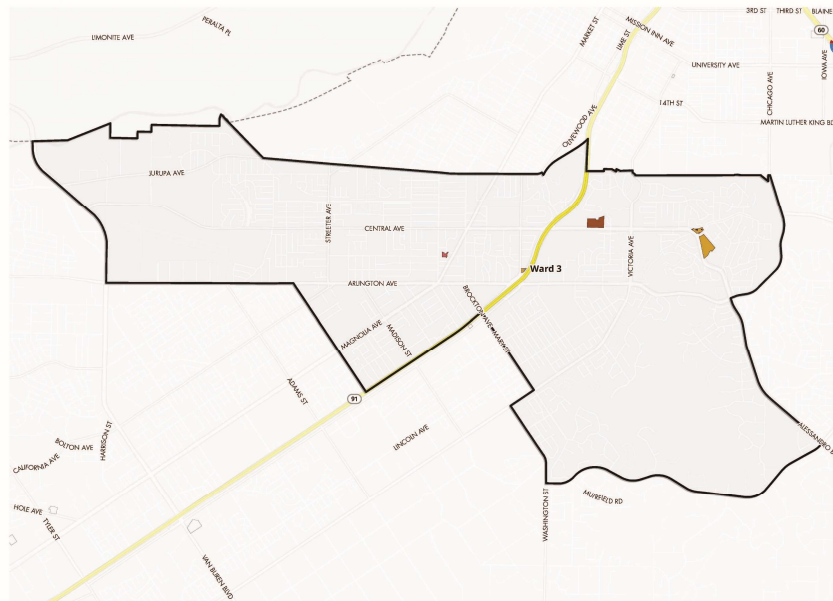
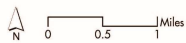
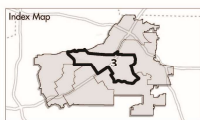
63

CITY OF RIVERSIDE

Zoning - Proposed - Ward 3 - Planning Commission Recommended Removed Sites



- City of Riverside Boundary
- Wards
- Opportunity Sites
- Proposed Zone Description**
 - Multi-Family Residential - R3-1500
 - Multi-Family Residential - R3-2000
 - Multi-Family Residential - R3-2500
 - Multi-Family Residential - R4
 - No Proposed Changes

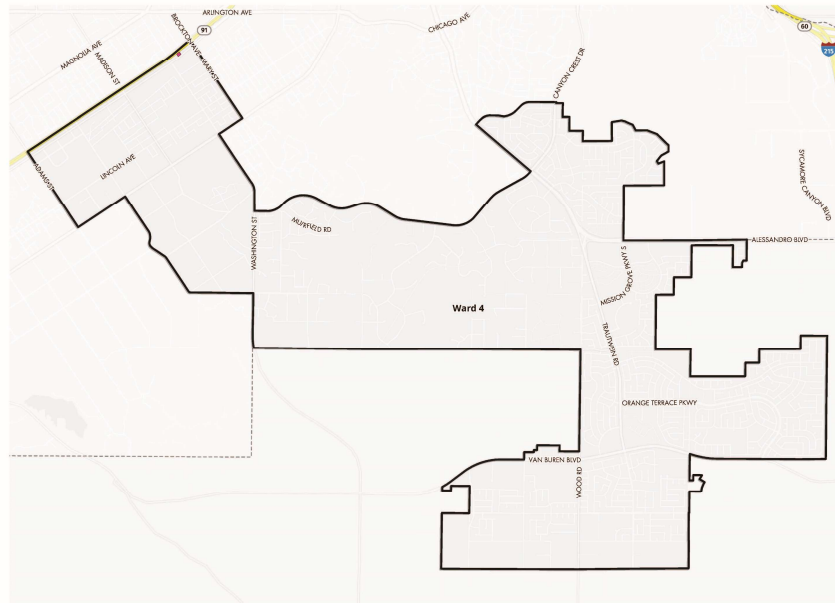
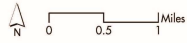
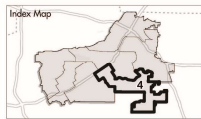


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CITY OF RIVERSIDE

Zoning - Proposed - Ward 4 - Planning Commission Recommended Removed Sites

- City of Riverside Boundary
- Wards
- Opportunity Sites
- Proposed Zone Description**
- Mixed Use - Village
- No Proposed Changes

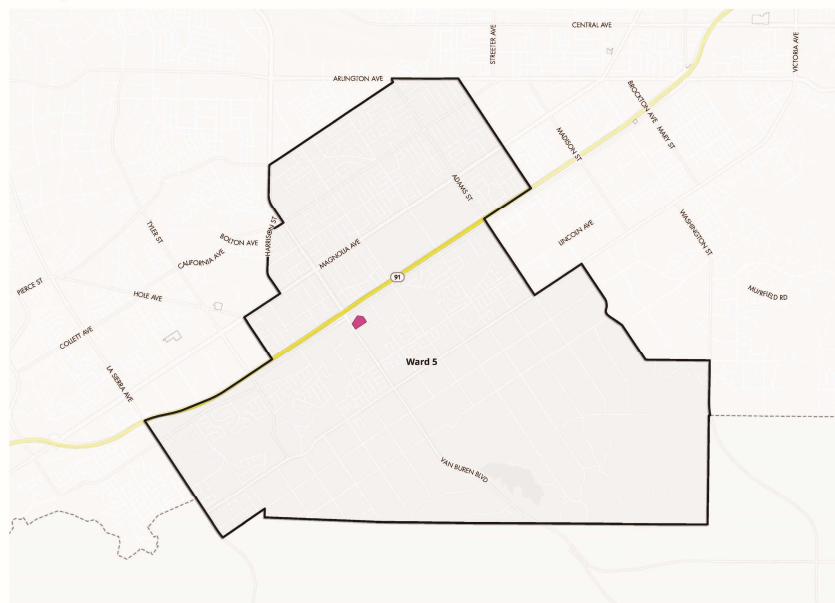
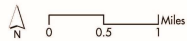
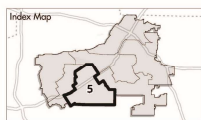


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CITY OF RIVERSIDE

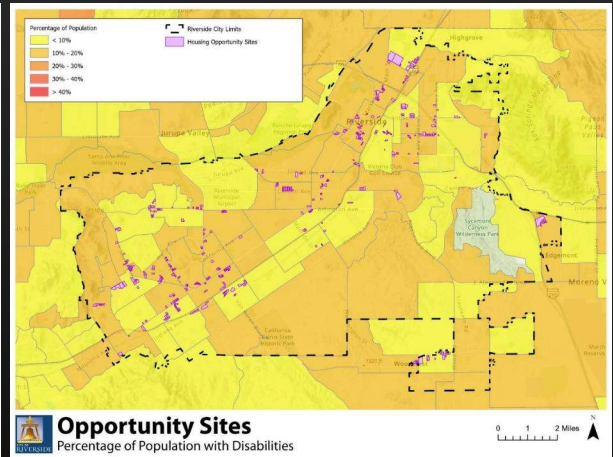
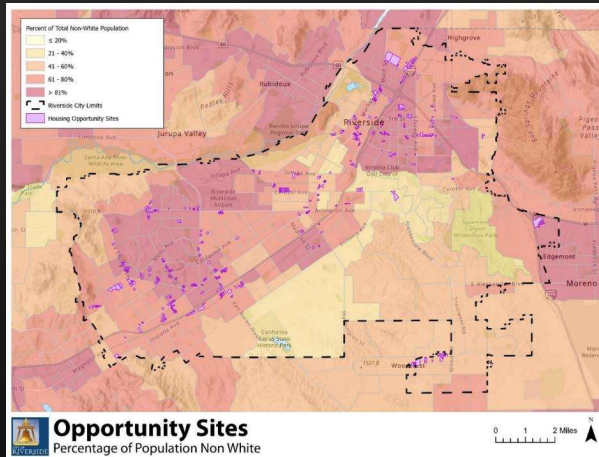
Zoning - Proposed - Ward 5 - Planning Commission Recommended Removed Sites

- City of Riverside Boundary
- Wards
- Opportunity Sites
- Proposed Zone Description**
- Mixed Use - Village
- No Proposed Changes



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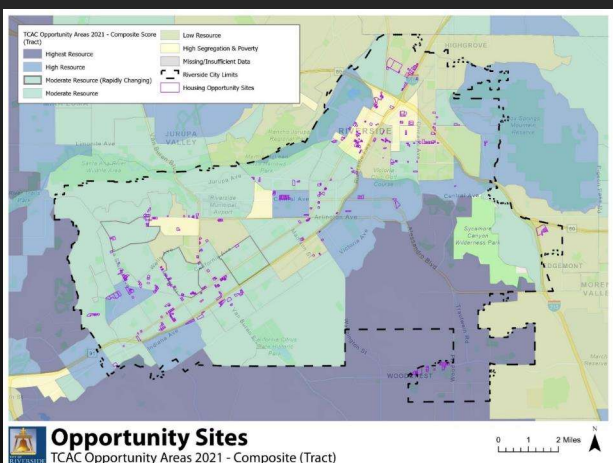
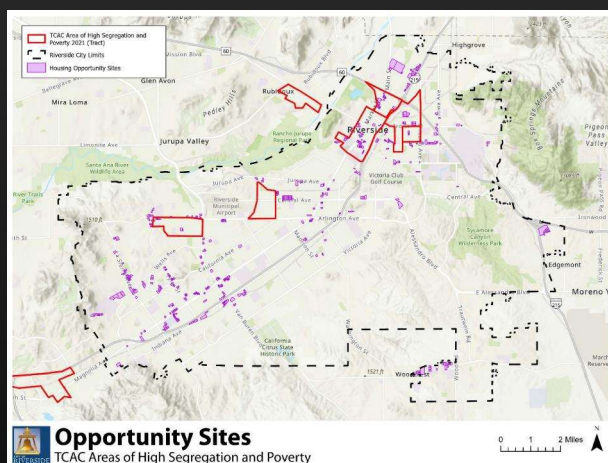
RIVERSIDE DATA



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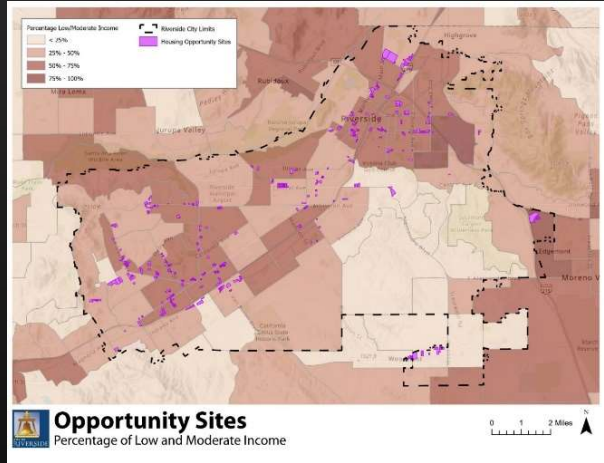
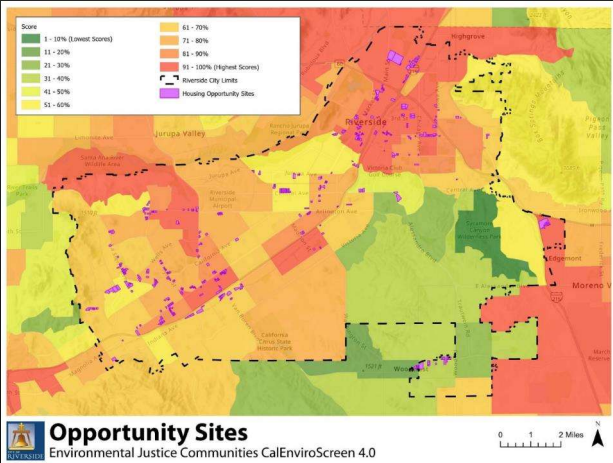
RIVERSIDE DATA



Slide 70

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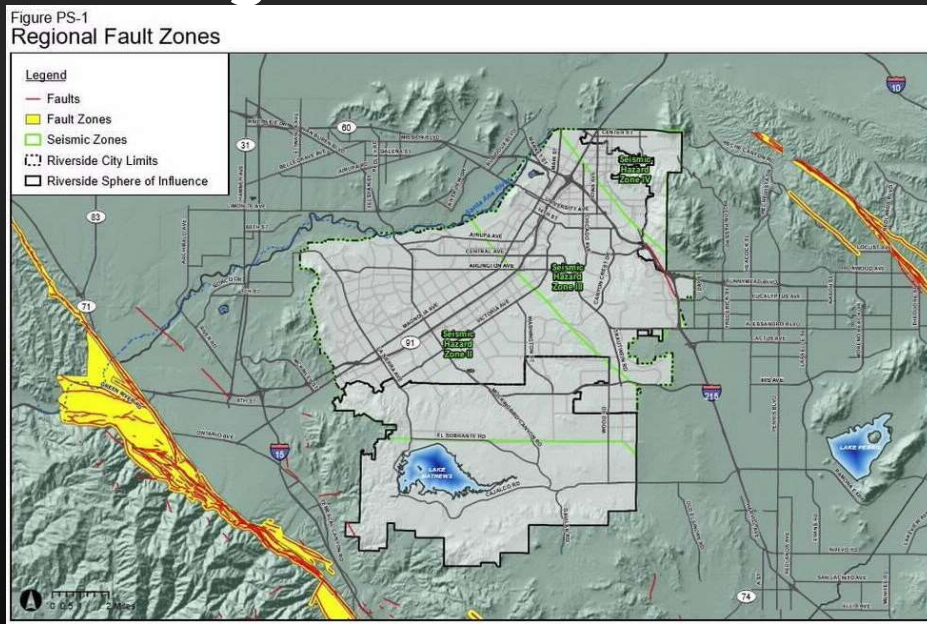
RIVERSIDE DATA



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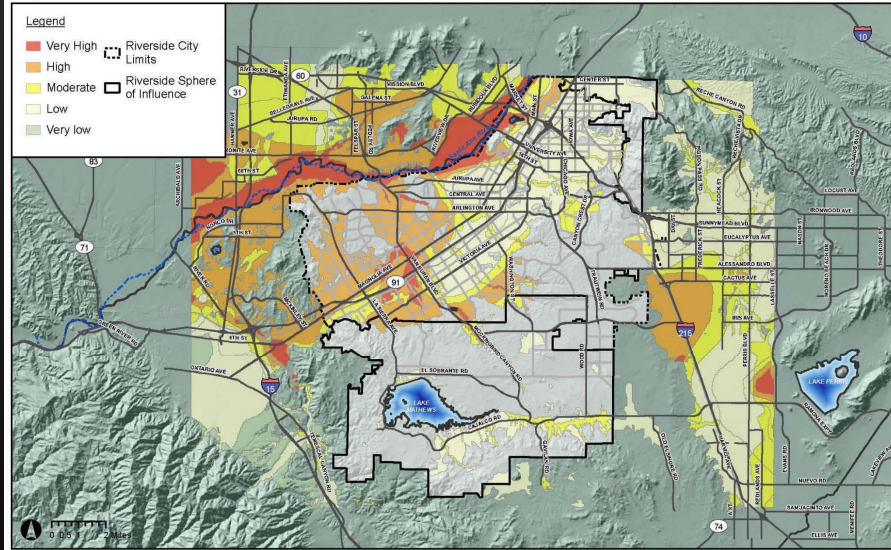
Regional Fault Zones



72

Liquefaction Zones

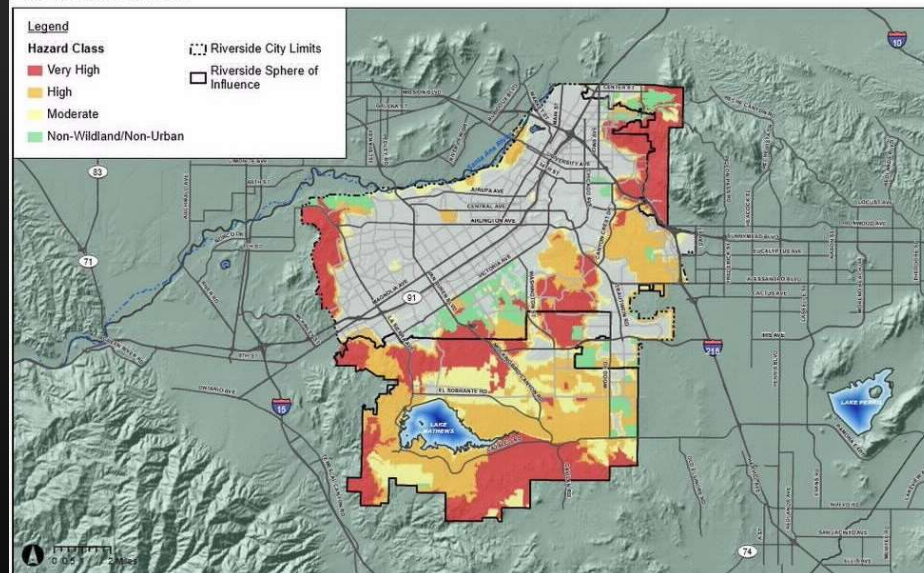
Figure PS-2
Liquefaction Zones



73

Fire Hazard Areas

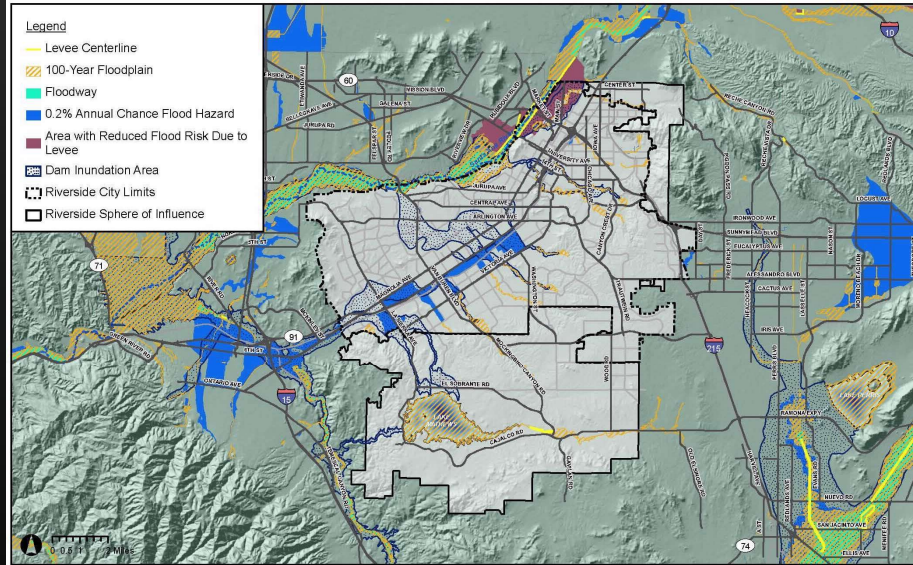
Figure PS-5
Fire Hazard Areas



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Flood Hazard Areas

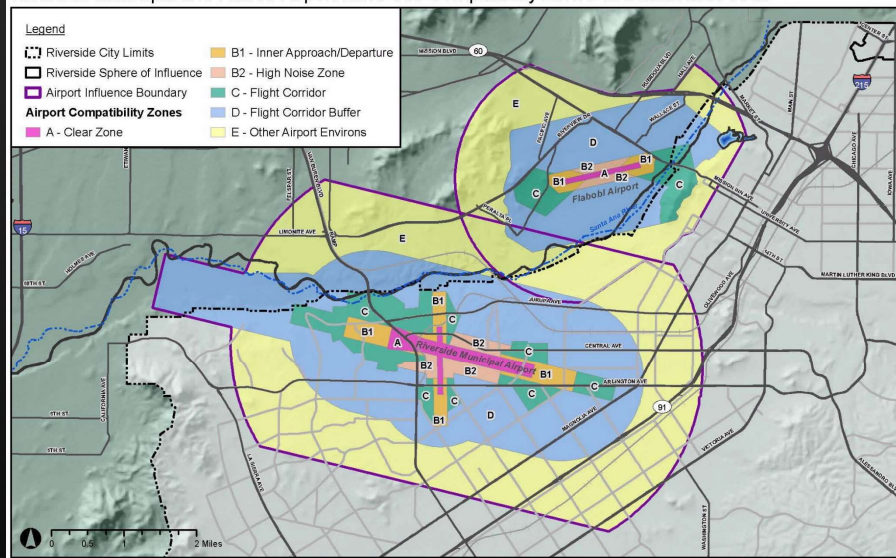
Figure PS-4
Flood Hazard Areas



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Airport Land Use Zones Riverside

Figure PS-7A
Riverside Municipal and Flabob Airport Land Use Compatibility Zones and Influence Areas

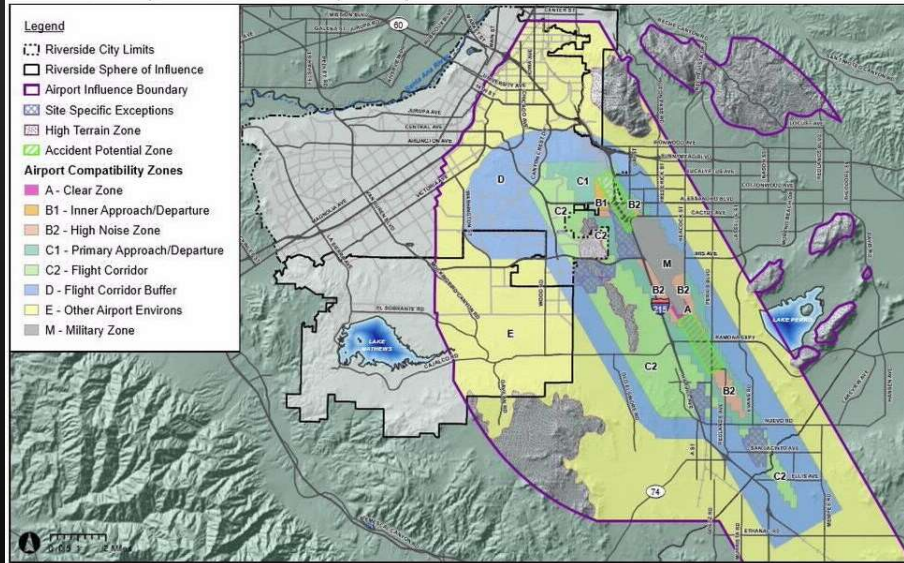


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Airport Land Use Zones MARB

Figure PS-7B

MARB/MIP Airport Land Use Compatibility Zones and Influence Areas



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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The primary purposes of CEQA are to:

- Inform the public and decision makers about the Project and about the potential environmental impacts.
- Identify how to avoid or reduce impacts.
- Prevent environmental damage through mitigation or alternatives.
- Foster interagency coordination in review of projects.
- Provide an opportunity for the public and local/state agencies to comment on the environmental issues.

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KEY CEQA QUESTIONS AND ANSWERS

- What is an Environmental Impact Report?
- When is an Environmental Impact Report required?
- What is a Program EIR?
- Why is this document so long?
- What is an impact threshold?
- How do you decide whether an impact is "significant"?
- What is a mitigation measure? How does it relate to future projects?
- What happens when an impact is significant, but can't be lessened?
- What are alternatives? How are they evaluated?