



Riverside Alive EIR

PR-2024-001675 (EIR)

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Commission

Agenda Item: 2

August 28, 2025

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BACKGROUND

May
2019

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

Sept.
2019

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

Oct.
2024

- Issued Notice of Prep and started scoping process for EIR



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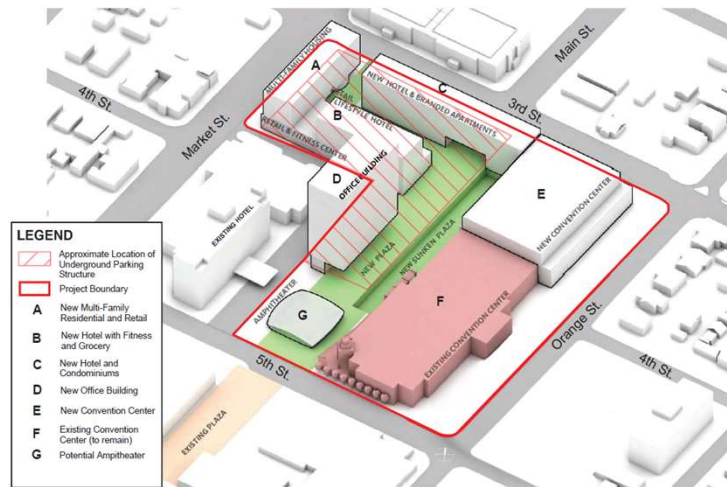


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BACKGROUND

No development application being considered at this time

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



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DEVELOPMENT ENVELOPES STUDIED

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

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PROJECT OBJECTIVES



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



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ENVIRONMENTAL ANALYSIS

Environmental Issues Evaluated

**Environmental issues found to have no or less than significant impact with project implementation.*

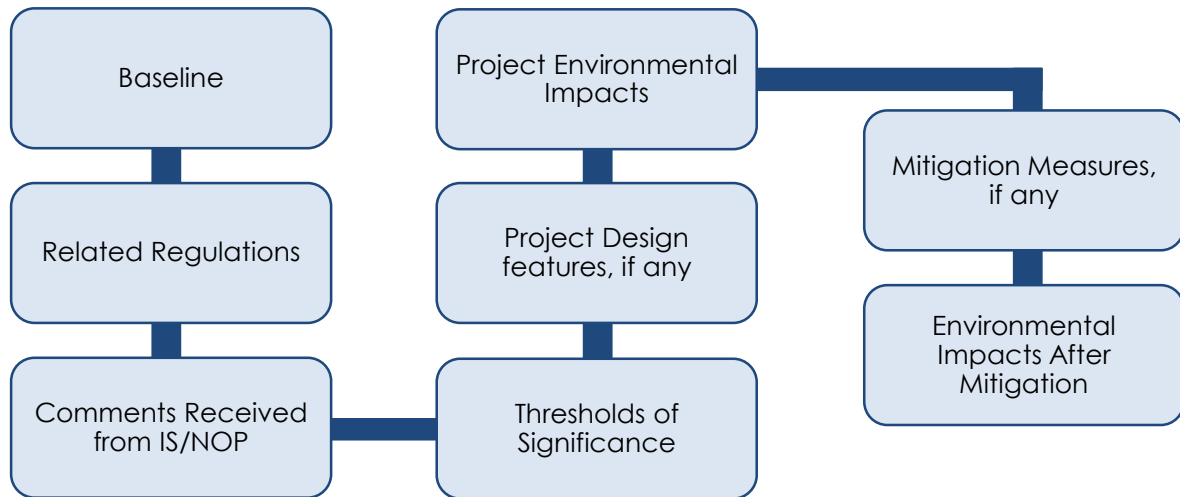
Aesthetics*	Land Use & Planning*
Agriculture & Forestry Resources*	Mineral Resources*
Air Quality	Noise
Biological Resources	Population & Housing*
Cultural Resources	Public Services
Energy*	Recreation*
Geology and Soils*	Transportation*
Greenhouse Gas Emissions	Tribal Cultural Resources
Hazards & Hazardous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

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ENVIRONMENTAL ANALYSIS



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ENVIRONMENTAL ANALYSIS

Proposed Mitigation Measures

Issue	Mitigation Measures	Mitigation Measures Summary
Biology	MM BIO-1	Requires nesting bird survey
Tribal and Cultural Resources	MM CR-1 - MM CR9	Ensure appropriate Tribal engagement; archaeological and tribal monitoring; and treatment and disposition of tribal, cultural, or paleontological resources.
Noise	MM NOI-1 - MM NOI-3	Ensures noise attenuation levels are consistent with Riverside Municipal Code Chapter 16.08.
Public Services	MM PS-1	Confer with the Riverside Fire Department to determine if expansions are necessary at nearby fire stations to adequately serve the project



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SIGNIFICANT AND UNAVOIDABLE IMPACTS

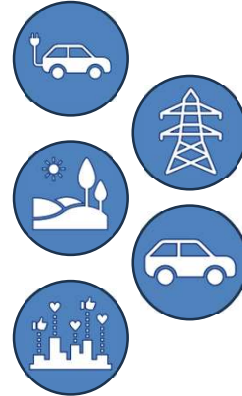
Air Quality

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

Greenhouse Gas Emissions

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

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



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ALTERNATIVES

Alternative 1: No Project

- No impacts on Air Quality or GHG
- Meets no project objectives

Alternative 2: 30% Reduced Project Density/Intensity

- Significant & unavoidable impacts to Air Quality and GHG
- Meets project objectives to a lesser degree

Alternative 3: Convention Center Expansion, Hotel, Residential Only

- Less than significant impacts on Air Quality
- Significant and Unavoidable Impacts to GHG
- Meets project objectives to a lesser degree
- Environmentally Superior Alternative



Rejected Alternatives

- Alternative Location
- No Parking Structure
- Convention Center Only



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PUBLIC NOTICE, MEETINGS, COMMENTS

10/9/2024 • IS/NOP

10/23/2024 • Public Scoping Meeting

4/23/2024 – AB 52 Tribal Consultation
7/2/2025

5/23/2025 – Draft EIR Public Review Period
7/7/2025

- Notice of Availability circulated to agencies and interest parties
- Notice of Hearing mailed to property owners in a 300' radius
- 4 comment letters received during Public Review Period
 - 2 from Lozeau Drury
 - 1 from RTA
 - 1 from Caltrans



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EIR NEXT STEPS

1. Final EIR prepared, including
 - a. Final response to comments;
 - b. Final Mitigation Monitoring and Reporting Program.
2. City Council consideration of EIR for certification by resolution.
3. Any proposal for development of the project to undergo the necessary discretionary review, permitting, and demonstration of consistency with this EIR.



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RECOMMENDATIONS

That the Planning Commission:

1. **RECOMMEND** that the City Council find:
 - A. The Draft Environmental Impact Report has been completed in compliance with the California Environmental Quality Act (CEQA);
 - B. The project will have a significant effect on the environment; but
 - C. There are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for project-specific significant and unavoidable impacts to air quality and greenhouse gas emissions; and
2. **RECOMMEND APPROVAL** of Planning Case PR-2024-001675 (EIR) , based on the facts for findings outlined and summarized in the staff report, and subject to the recommended mitigation measures.



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