

ERRATA

Final Program Environmental Impact Report (PEIR) for the City of Riverside General Plan 2025 and Implementation Plan, Zoning Code Update, Subdivision Code Update, Noise Code Amendment, Citywide Design and Sign Guidelines, and Magnolia Avenue Specific Plan

In February 2005, the City of Riverside published the Final Program Environmental Impact Report (Final PEIR) for the General Plan 2025 and Implementation Plan, Zoning Code Update, Subdivision Code Update, Citywide Design and Sign Guidelines, and Magnolia Avenue Specific Plan. Since publication of the Final PEIR, but prior to its certification by the Riverside City Council, in response to written comments received after the formal public review period for the Draft Final PEIR, and due to changes in the General Plan 2025 recommended by the City Planning Commission and City Council, the City determined it was appropriate to make revisions to the Final PEIR and recirculated the revised Draft PEIR for public review and comment between July 23, 2007 and September 7, 2007.

The City Council of the City of Riverside has elected to use a written document referenced as Errata as the means by which information received prior to certification of the recirculated PEIR is memorialized. The Errata is intended to clarify, amplify, or make insignificant modifications to the recirculated PEIR. The term Errata does not and should not be interpreted to mean that any significant error or mistake is present in the recirculated PEIR.

The following changes, clarifications, and/or amplifications do not constitute “significant new information,” as defined in section 15088.5 of the State CEQA Guidelines, because the recirculated PEIR prepared for this project has neither changed in any manner that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project, nor is the City declining to implement a feasible way to mitigate or avoid such an effect. The information provided in the Errata does not disclose:

1. A new significant environmental impact which would result from the project or from a new mitigation measure proposed to be implemented.
2. A substantial increase in the severity of an environmental impact which would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
3. A feasible project alternative or mitigation measure considerably different from others previously analyzed which would clearly lessen the significant environmental impacts of the project.

In this Errata revisions to the Final PEIR and other component documents are identified, and as presented herein, are considered wholly part of the Final PEIR and General Plan 2025 Program components.

Final PEIR

1. Due to a slight miscalculation for the A – Agricultural General Plan land use designation appearing on the Land Use Assumption Table in Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, the total number of dwelling units and the total amount of population projected in the sphere area of the City for this land use designation under the Maximum with Planned Residential Development (PRD) scenario was understated by 524 units and 1,572 people. Notably, development under the Maximum with PRD scenario would not likely occur unless catastrophic destruction occurred throughout the Planning Area and all redevelopment occurred at the maximum allowable densities. The miscalculation has been corrected throughout the document. Given that this miscalculation makes up less than 0.003 percent of the Total Projected number of dwelling units and less than 0.002 percent of the Total Projected number of people for this area this miscalculation does not constitute significant new information. (See Attachment A)
2. An area within the Magnolia Avenue Specific Plan (MASP), between Ramona Drive and Fifteenth Street, the Wood Street/Institutional Sub-District was left out of the MASP. Since the MASP is primarily a design guideline document this omission does not constitute significant new information.
3. Section 5.16 – Utilities and Section 7 – Alternatives have been updated in regard to sewer systems and the City’s Regional Water Quality Control Plant (RWQCP) capacity, in particular Tables 5.16-K and 5.16-L. The Draft PEIR was very conservative in the approach used to analyze the RWQCP capacity. The City re-analyzed the RWQCP capacity using a more standard method currently employed by the Public Works Department and the Final PEIR reflects this analysis. The end result does not change the conclusions in the Draft PEIR. Therefore, this correction is not significant new information.
4. Section 6 – Analysis of Long-Term Effects has been updated to reflect the potential cumulative solid waste impact that could occur if landfill expansion does not keep pace with growth in the region or if growth within the Planning Area exceeds typical level. This potential impact was correctly noted in the Executive Summary and explained further in Section 5.16. Section 6 of the Draft PEIR, however, inadvertently stated that this impact was less than significant. Because Section 2 – Executive Summary and Section 5.16 – Utilities correctly described this impact as significant and unavoidable, this correction does not deprive the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project. Rather, this correction merely clarifies information that was already presented for public review. Therefore, this correction is not “significant new information” as that term is defined in State CEQA Guidelines section 15088.5.
5. The summary at the end of Section 5.8 – Hydrology and Water Quality has been updated, on page 5.8-25, to correctly reflect that impacts related to water quality standards or waste discharge requirements related to implementation of the General Plan as a whole are considered significant. This impact was correctly noted on Page 5.8-21 as well as in Section 6 – Analysis of Long-term Effects. This correction does not deprive the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project. Rather, this correction merely clarifies information that was already presented for public review. Therefore, this correction is not “significant new information” as that term is defined in State CEQA Guidelines section 15088.5.

6. In response to the letter from the Airport Land Use Commission (ALUC) the General Plan land use designation of five properties originally proposed for VHDR – Very High Density Residential have been re-designated MDR – Medium Density Residential, see Chapter 2 – Responses Received and Responses to Comments of Volume 1 of the Final PEIR for more information. This change in land use designation to reflect existing densities does not constitute significant new information, especially in light of the decrease in density proposed by the re-designation.
7. In response to the comment letters received (Chapter 2, Volume 1 of the Final PEIR) and the late response letters received at the November 13, 2007 City Council Hearing Mitigation Measures have been revised and added. These revisions/additions are deemed to be less than significant and do not constitute significant new information because they do not change the conclusions presented in the Draft PEIR. The revised/added mitigation measures include:
 - a. Revised – MM Air 1 and MM Cultural 1 - 4
 - b. Added – MM Trans 2, MM Cultural 5 - 6, MM Air 11 - 12 and MM Haz 1 - 3
8. Some minor changes were made to Section 5.3 – Air Quality to augment its analysis global climate change and greenhouse gas emissions. The revisions do not alter the conclusions presented in the Draft PEIR, and therefore do not constitute significant new information.
9. In response to the comment letter from the Old Riverside Foundation supplemental information and mitigation measures have been added to Section 5.5 – Cultural Resources as noted in the Response to Comment (Chapter 2, Volume 1 of the Final PEIR). While impacts related to hazards would be less than significant without mitigation, mitigation measures were added to further reduce already less than significant impacts. The supplemental information clarifies existing information in the Draft PEIR, and does not constitute significant new information.
10. In response to the comment letter from the Department of Toxic Substances Control, supplemental information and mitigation measures have been added to Section 5.7 – Hazards and Hazardous Materials and Section 6. – Analysis of Long-Term Effects as noted in the Response to Comment (Chapter 2, Volume 1 of the Final PEIR). While impacts related to hazards would be less than significant without mitigation, mitigation measures were added to further reduce already less than significant impacts. The supplemental information adds greater protection to the public concerning properties that may be contaminated. Because the new information does not alter the conclusions in the Draft PEIR, the information does not constitute significant new information.
11. In response to the comment letter from the Southern California Association of Governments (SCAG), supplemental information has been added to Section 5.9 – Land Use and Planning, including Table 5.9-C – SCAG Policies and Goals as noted in the Response to Comment (Chapter 2, Volume 1 of the Final PEIR). The supplemental information clarifies existing information in the Draft PEIR, and does not constitute significant new information.
12. In response to the comment letter from the Board of Forestry supplemental information has been added to Section 5.7 – Hazards and Hazardous Materials (including the addition of Figure 5.7-3A – Fire Responsibility Areas) as noted in the Response to Comment (Chapter 2,

Volume 1 of the Final PEIR). The supplemental information clarifies existing information in the Draft PEIR, and does not constitute significant new information.

13. In response to the comment letters from the Pechanga Indian Reservation, Office of the General Counsel, supplemental information and mitigation measures have been added to Section 5.5 – Cultural Resources as noted in the Response to Comment (Chapter 2, Volume 1 of the Final PEIR). While impacts related to hazards would be less than significant without mitigation, mitigation measures were added to further reduce already less than significant impacts. The supplemental information clarifies existing information in the Draft PEIR, and does not constitute significant new information.
14. For consistency with the City Council’s action on February 14, 2006 to change the General Plan land use designations of the properties located at 19845 Van Buren Boulevard and the southerly side of Van Buren Boulevard and westerly of Wood Road (APN 266-040-034) from C – Commercial to HDR – High Density Residential. These properties are reflected on Figure 22 of Appendix B as changing from C-2 to R-3-1500 – Multi-family Residential Zone. The change in zoning designation creates consistency with the proposed General Plan, is less than significant, and does not constitute significant new information. (See Attachment C for the map)
15. In response to the late comment letter received on November 13, 2007, from the California Native Plant Society text in the Program EIR Section 5.4 – Biological Resources has been changed in regard to plant species. The supplemental and modified information clarifies existing information in the Draft PEIR, and does not constitute significant new information.

Final General Plan

1. In the Introduction, under “Annual Review” the text has been modified to reflect Senate Bill 253 (Torkelson 2005) and the new Office of Planning and Research (OPR) General Plan Annual Progress Report Guidance released July 11, 2007, both occurring after this text was originally written. The new information does not constitute significant new information.
2. In the Public Facilities Element under “Telecommunications Infrastructure” the text has been modified to reflect more current information on the amount of fiber optic installed throughout the City. The new information does not constitute significant new information.
3. Changes were made to the Introduction, Circulation and Community Mobility Element, Education Element, Air Quality Element, Open Space and Conservation Element, and the Public Facilities Element of the General Plan to include policies to address climate change and to illustrate the City’s commitment to reducing greenhouse gas (GHG) emissions. These changes do not constitute significant new information.
4. In response to the letter from the Airport Land Use Commission (ALUC) the General Plan land use designation of five properties originally proposed for VHDR – Very High Density Residential have been re-designated MDR – Medium Density Residential, see Chapter 2 – Responses Received and Responses to Comments of Volume 1 of the Final PEIR for more information. This change in land use designation to reflect existing densities does not constitute significant new information, especially in light of the decrease in density proposed by the redesignation. (See Attachment B)

5. In response to the comment letter from the Southern California Association of Governments (SCAG) supplemental information has been added to the Circulation and Community Mobility Element as noted in the Response to Comment (Chapter 2, Volume 1 of the Final PEIR). The supplemental information does not constitute significant new information.
6. In response to the comment letter from the Board of Forestry, supplemental information has been added to Public Safety Element as noted in the Response to Comment (Chapter 2, Volume 1 of the Final PEIR). The supplemental information does not constitute significant new information.
7. In response to the comment letters from the Pechanga Indian Reservation, Office of the General Counsel, supplemental information has been added to the Land Use and Urban Design Element and the Historic Preservation Element as modified and added policies LU-4.6, HP-1.3 and HP-4.3 as noted in the Response to Comment (Chapter 2, Volume 1 of the Final PEIR). The supplemental information does not constitute significant new information.
8. In response to a phone call from the California Geological Survey the Introduction and Public Safety Element have been amended to remove the Landslide Hazard Identification Program Section as that information is no longer valid. The deletion of this information does not increase the severity of an environmental impact and does not constitute significant new information.
9. In response to the late comment letter received on November 13, 2007, from the California Native Plant Society text in the Open Space and Conservation Element has been changed in regard to plant species. The supplemental and modified information clarifies existing information in the Draft PEIR, and does not constitute significant new information.

Final Implementation Plan

1. Tool 6 has been modified to allow flexibility in annual reviews, to reflect the City's status as a Charter City and in accordance with the changes proposed to the Introduction of the General Plan, as noted above. The new information does not constitute significant new information.
2. Tool OS-45 has been added in response to the Friend's Letter received late at the November 13, 2007 hearing, in regard to night-time sky regulations. This new tool does not constitute significant new information.
3. Some of the time frames for the completion of the tools have been updated to account for the timing of the General Plan Program hearings. The Changes were made to Tools 2, 3, 9, 15, 16, 17, 18, 28, and 31. The changed time frames do not constitute significant new information.

Final Zoning Code

Zoning Code –

1. In Section 19.050.040(B)(10) the text has been modified to allow flexibility in annual reviews, to reflect the City's status as a Charter City and in accordance with the changes proposed to the Introduction of the General Plan, as noted above. The new information does not constitute significant new information.
2. In response to the comment letters from the Thomas Hunt supplemental information has been added to Article XIII – Chapter 19.580 – Parking and Loading as noted in the Response to Comment (Chapter 2, Volume 1 of the Final PEIR) and the late Response to Comment Letter passed out at the November 13, 2007 City Council Hearing. The supplemental information does not constitute significant new information.
3. Article VII – Specific Land Use Provisions – Chapter 19.320 – Heliports and Helistops Section 19.320.050 – Additional Permits subsection “A” was changed to reflect the ALUC's recommendation under their review of the General Plan 2025 Program. The change in information does not constitute significant new information.
4. Article VIII – Site Planning and General Development Provisions – Chapter 19.620.230 – A 6 was changed to clarify the use of temporary signs on commercial, business, industrial and manufacturing uses, especially during the period before and after a municipal election. The change does not constitute significant new information.
5. For clarification the definition of “Bed and Breakfast Inn” has been amended to read as follows:

A building or buildings originally constructed for residential purposes, **managed and occupied by the owner of record for the property**, in which paying guest may be lodged, including meal service, for up to 30 days.

This change in the definition does not constitute significant new information.

Zoning Map –

6. For consistency with the City Council's action on February 14, 2006 to change the General Plan land use designations of the properties located at 19845 Van Buren Boulevard and the southerly side of Van Buren Boulevard and westerly of Wood Road (APN 266-040-034) from C – Commercial to HDR – High Density Residential. These properties are reflected on the Zoning Map as R-3-1500 – Multi-family Residential Zone. The change in zoning designation creates consistency with the proposed General Plan, and does not constitute significant new information. (See Attachment C for the map)
7. The Zoning Map was updated to reflect all adopted rezonings through September 28, 2007. Since these rezonings were environmentally reviewed prior to adoption they do not constitute significant new information.

Magnolia Avenue Specific Plan

1. An area within the Magnolia Avenue Specific Plan (MASP), between Ramona Drive and Fifteenth Street, the Wood Street/Institutional Sub-District was left out of the MASP. Since the MASP is primarily a design guideline document this omission does not constitute significant new information.
2. In response to the comment letter from the Southern California Association of Governments (SCAG) supplemental information has been added to the Chapter 5 – Circulation as noted in the Response to Comment (Chapter 2, Volume 1 of the Final PEIR). The supplemental information does not constitute significant new information.

Attachments:

- A. Land Use Assumption Table in Appendix H – Circulation Element Traffic Study and Traffic Study Appendix
- B. General Plan Changes Pursuant to Airport Land Use Commission Letter
- C. Zoning Map Changes For Consistency with the General Plan

	Net Acres			Assumptions				Max. Dwelling Units				Typical Dwelling Units				Max.			
	CITY	SOI	TOTAL	Max. DU/Acre	DU/Acre w/PRD	Max. FAR	Typical DU/Acre	Typical FAR	City	City w/PRD	SOI	SOI w/PRD	Total	Total w/PRD	City		City	Total	City
Residential Land Uses																			
ARR	5,115.52	10,846.77	15,962.28	0.20	0	0	0.20	0	1,023.10	1,023.10	2,169.35	2,169.35	3,192.46	3,192.46	1,023.10	2,169.35	3,192.46	0	0
Willside Residential	4,971.33	5,279.65	9,250.98	0.50	0	0	0.50	0	2,036.94	2,036.94	3,026.91	3,026.91	4,016.99	4,016.99	2,036.94	3,026.91	4,016.99	0	0
SR	1,226.74	2,694.04	3,920.78	2.00	3.20	0	1.50	0	2,653.48	4,246.57	5,388.09	8,620.94	8,611.57	12,866.51	1,990.11	4,044.07	6,031.16	0	0
VLD	2,562.68	3,486.79	2,909.46	4.10	6.00	0	3.00	0	10,506.98	15,376.07	14,211.82	10,928.80	17,456.78	7,688.03	1,606.12	1,606.12	8,128.39	0	0
LDR	10,877.08	292.02	11,169.10	6.20	8.00	0	5.50	0	67,437.91	87,016.66	2,336.18	69,248.44	89,352.83	59,823.95	0	0	61,430.07	0	0
MDR	665.45	0	665.45	14.50	0	0	12.00	0	9,649.08	9,649.08	0	9,649.08	9,649.08	0	0	9,649.08	0	0	0
MHR	857.62	0	857.62	29.00	0	0	20.00	0	24,870.86	24,871	0	24,870.86	24,871	0	0	17,152.32	0	0	0
VHR	108.47	0	108.47	40.00	0	0	30.00	0	4,339.00	4,339	0	4,339.00	4,339	0	0	3,254.25	0	0	0
Commercial Land Uses																			
C	1,415.46	71.72	1,487.18	0	0	0.50	0	0.30	0	0	0	0	0	0	0	0	0	0	0
CR	228.43	0	228.43	0	0	0.50	0	0.25	0	0	0	0	0	0	0	0	0	0	0
O	292.97	0	292.97	0	0	1.00	0	0.65	0	0	0	0	0	0	0	0	0	0	0
BIOP	3,952.61	116.66	4,069.28	0	0	0	0	1.15	0	0	0	0	0	0	0	0	0	0	0
I	581.61	48.28	629.89	0	0	0.50	0	0.40	0	0	0	0	0	0	0	0	0	0	0
Mixed Land Uses																			
MU-V	67.77	0	67.77	10.00	0	1.00	5.00	0.35	338.85	338.85	0	338.85	338.85	0	169.42	0	169.42	0	0
MU-V	175.14	0	175.14	30.00	0	2.50	20.00	2.00	2,627.10	2,627.10	0	2,627.10	2,627.10	0	1,751.40	0	1,751.40	0	0
MU-V	76.92	0	76.92	40.00	0	4.00	30.00	2.00	2,153.76	2,153.76	0	2,153.76	2,153.76	0	1,615.32	0	1,615.32	0	0
MU-VSP	315.23	0	315.23	40.00	0	2.50	20.00	2.00	6,304.60	6,304.60	0	6,304.60	6,304.60	0	3,152.30	0	3,152.30	0	0
MU-USP	198.47	0	198.47	60.00	0	4.00	30.00	2.00	8,335.74	8,335.74	0	8,335.74	8,335.74	0	4,167.87	0	4,167.87	0	0
Community Amenities and Support																			
A	0.00	2,619.91	2,619.91	0.20	0.20	0	0.20	0	0	0	523.98	523.98	523.98	523.98	0	523.98	524	0	0
Public Park	3,451.49	1,356.50	4,807.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PR	851.39	0	851.39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS	931.32	3,576.32	4,507.65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PF	3,947.02	21.55	3,968.57	0	0	1.00	0	0.20	0	0	0	0	0	0	0	0	0	0	0
RAT	0.00	7,114.53	7,114.53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Specific Plan Areas																			
OSP	6.60	0	6.60	0.00	0	1.50	0.00	1.15	0	0	0	0	0	0	0	0	0	0	0
DSP-BC	111.90	0	111.90	60.00	0	4.00	30.00	3.00	2,014.20	2,014.20	0	2,014.20	2,014.20	0	1,007.10	0	1,007.10	0	0
DSP-RES	85.40	0	85.40	6.20	6.20	0.50	6.20	0.30	529.48	529.48	0	529.48	529.48	0	529.48	0	529.48	0	0
DSP-PJC	52.60	0	52.60	0	0	5.00	0	2.50	0	0	0	0	0	0	0	0	0	0	0
DSP-HC	40.10	0	40.10	0	0	4.00	0	2.00	0	0	0	0	0	0	0	0	0	0	0
DSP-AS	39.30	0	39.30	0	0	4.00	0	2.00	0	0	0	0	0	0	0	0	0	0	0
DSP-MSG	36.00	0	36.00	8.70	8.70	0.75	8.70	0.50	170.96	170.96	0	170.96	170.96	0	170.96	0	170.96	0	0
DSP-NMS	34.20	0	34.20	30.00	0	4.00	15.00	2.00	540.00	540.00	0	540.00	540.00	0	270.00	0	270.00	0	0
DSP-PCO	27.00	0	27.00	0	0	1.50	0	1.15	0	0	0	0	0	0	0	0	0	0	0
DSP-NC	6.00	0	6.00	0	0	4.00	0	2.00	0	0	0	0	0	0	0	0	0	0	0
Neighborhood Commercial	0.00	0	0.00	0	0	1.50	0	1.15	0	0	0	0	0	0	0	0	0	0	0
TOTALS	43,381.97	34,416.84	77,798.80						148,102.71	176,143.16	14,022.36	19,185.33	162,125.07	195,308.31	116,622.40	12,068.84	127,692.25	380,166,989.83	

Building Square Footage		Typical Building SQ FT				Estimated Population based on Max. Dwelling Units				Estimated Population based on Typical Amount Dwelling Units				Assumptions Employees per 1000		Maximum Employment Estimates			Typical Employment Estimates			
SOI	Total	City	SOI	Total	City	w/PRD	SOI	w/PRD	Total	City	w/PRD	SOI	Total	City	SOI	City	SOI	Total	City	SOI	Total	
0	0	0	0	0	3,069.31	6,506.06	6,506.06	9,577.37	9,577.37	3,069.31	6,506.06	6,506.06	9,577.37	0	0	0	0	0	0	0	0	0
0	0	0	0	0	7,950.99	17,618.50	37,622.82	17,618.50	17,618.50	7,950.99	17,618.50	17,618.50	17,618.50	0	0	0	0	0	0	0	0	0
0	0	0	0	0	7,960.45	12,736.72	25,862.82	12,736.72	12,736.72	7,960.45	12,736.72	12,736.72	12,736.72	0	0	0	0	0	0	0	0	0
0	0	0	0	0	3,152,094	46,128.20	4,265.46	6,242.14	35,770.35	3,152,094	46,128.20	4,265.46	6,242.14	0	0	0	0	0	0	0	0	0
0	0	0	0	0	202,313.72	261,049.97	5,431.61	7,008.53	268,058.49	202,313.72	261,049.97	5,431.61	7,008.53	0	0	0	0	0	0	0	0	0
0	0	0	0	0	28,947.23	28,947.23	0	0	28,947.23	28,947.23	28,947.23	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	74,612.58	74,612.58	0	0	74,612.58	74,612.58	74,612.58	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	130,166.99	130,166.99	0	0	130,166.99	130,166.99	130,166.99	0	0	0	0	0	0	0	0	0	0	0
1,562,056.02	32,330,822.12	18,497,259.66	937,233.61	19,434,493.27	0	0	0	0	0	0	0	0	0	0	0	46,243.15	2,343.08	48,586.23	27,745.69	1,405.85	29,151.74	29,151.74
0	0	0	0	0	2,487,626.17	2,487,626.17	0	0	2,487,626.17	0	0	0	0	0	0	7,462.88	0	7,462.88	3,731.44	0	0	3,731.44
0	0	0	0	0	8,295,239.31	8,295,239.31	0	0	8,295,239.31	0	0	0	0	0	0	38,285.72	0	38,285.72	24,885.72	0	0	24,885.72
7,622,842.88	285,886,644.13	198,002,247.63	5,841,179.54	203,846,427.17	0	0	0	0	0	0	0	0	0	0	0	774,791.40	22,868.53	797,659.93	594,006.74	17,632.54	611,639.28	
1,261,870.36	16,462,735.77	10,133,910.27	841,246.90	10,975,157.18	0	0	0	0	0	0	0	0	0	0	0	15,200.87	1,261.87	16,462.74	10,133.91	841.25	10,975.16	
0	1,176,029.75	516,610.41	0	516,610.41	1,016.55	0	0	1,016.55	1,016.55	1,016.55	0	0	1,016.55	0	0	4,428.09	0	4,428.09	1,549.93	0	1,549.93	
0	9,536,373.00	7,629,098.40	0	7,629,098.40	7,881.30	0	0	7,881.30	7,881.30	7,881.30	0	0	7,881.30	0	0	28,609.12	0	28,609.12	22,887.30	0	22,887.30	
0	4,020,762.24	2,010,381.12	0	2,010,381.12	6,461.28	0	0	6,461.28	6,461.28	6,461.28	0	0	6,461.28	0	0	12,062.29	0	12,062.29	6,031.14	0	6,031.14	
0	17,164,273.50	13,731,418.80	0	13,731,418.80	18,913.80	0	0	18,913.80	18,913.80	18,913.80	0	0	18,913.80	0	0	51,492.82	0	51,492.82	41,194.26	0	41,194.26	
0	10,374,423.84	5,187,211.92	0	5,187,211.92	25,007.22	0	0	25,007.22	25,007.22	25,007.22	0	0	25,007.22	0	0	31,123.27	0	31,123.27	15,561.64	0	15,561.64	
0	0	0	0	0	0	1,571.95	1,571.95	1,571.95	1,571.95	0	0	0	1,571.95	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
938,816.66	172,871,043.09	34,386,445.49	187,763.13	34,574,208.62	0	0	0	0	0	0	0	0	0	0	0	39,470.21	215.52	39,685.73	39,470.21	215.52	39,685.73	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	431,351.62	330,702.91	0	330,702.91	0	0	0	0	0	0	0	0	0	0	0	1,294.05	0	1,294.05	992.11	0	992.11	
0	13,648,219.20	10,236,164.40	0	10,236,164.40	6,042.60	0	0	6,042.60	6,042.60	6,042.60	0	0	6,042.60	0	0	22,832.88	0	22,832.88	17,124.66	0	17,124.66	
0	0	0	0	0	1,588.44	1,588.44	0	1,588.44	1,588.44	1,588.44	0	0	1,588.44	0	0	0	0	0	0	0	0	0
0	11,456,280.00	5,728,140.00	0	5,728,140.00	0	0	0	0	0	0	0	0	0	0	0	34,368.84	0	34,368.84	17,184.42	0	17,184.42	
0	6,987,024.00	3,493,512.00	0	3,493,512.00	0	0	0	0	0	0	0	0	0	0	0	20,961.07	0	20,961.07	10,480.54	0	10,480.54	
0	641,865.50	427,877.00	0	427,877.00	512.87	0	0	512.87	512.87	512.87	0	0	512.87	0	0	962.95	0	962.95	641.97	0	641.97	
0	3,136,320.00	1,568,160.00	0	1,568,160.00	1,620.00	0	0	1,620.00	1,620.00	1,620.00	0	0	1,620.00	0	0	4,704.48	0	4,704.48	2,352.24	0	2,352.24	
0	2,234,628.00	1,117,314.80	0	1,117,314.80	0	0	0	0	0	0	0	0	0	0	0	3,351.94	0	3,351.94	2,569.82	0	2,569.82	
0	4,704,480.00	2,352,240.00	0	2,352,240.00	0	0	0	0	0	0	0	0	0	0	0	12,702.10	0	12,702.10	6,351.05	0	6,351.05	
0	362,040.00	300,564.00	0	300,564.00	0	0	0	0	0	0	0	0	0	0	0	393.06	0	393.06	430.63	0	430.63	
11,355,584.92	597,552,574.75	327,028,124.30	7,810,233.19	334,838,357.49	444,308.14	5,281,254.74	42,087.05	57,486.06	488,375.22	585,925.53	348,887	36,209.93	383,077	1,150,936.19	26,889.01	1,177,825.19	835,345.72	19,995.18	865,340.85			

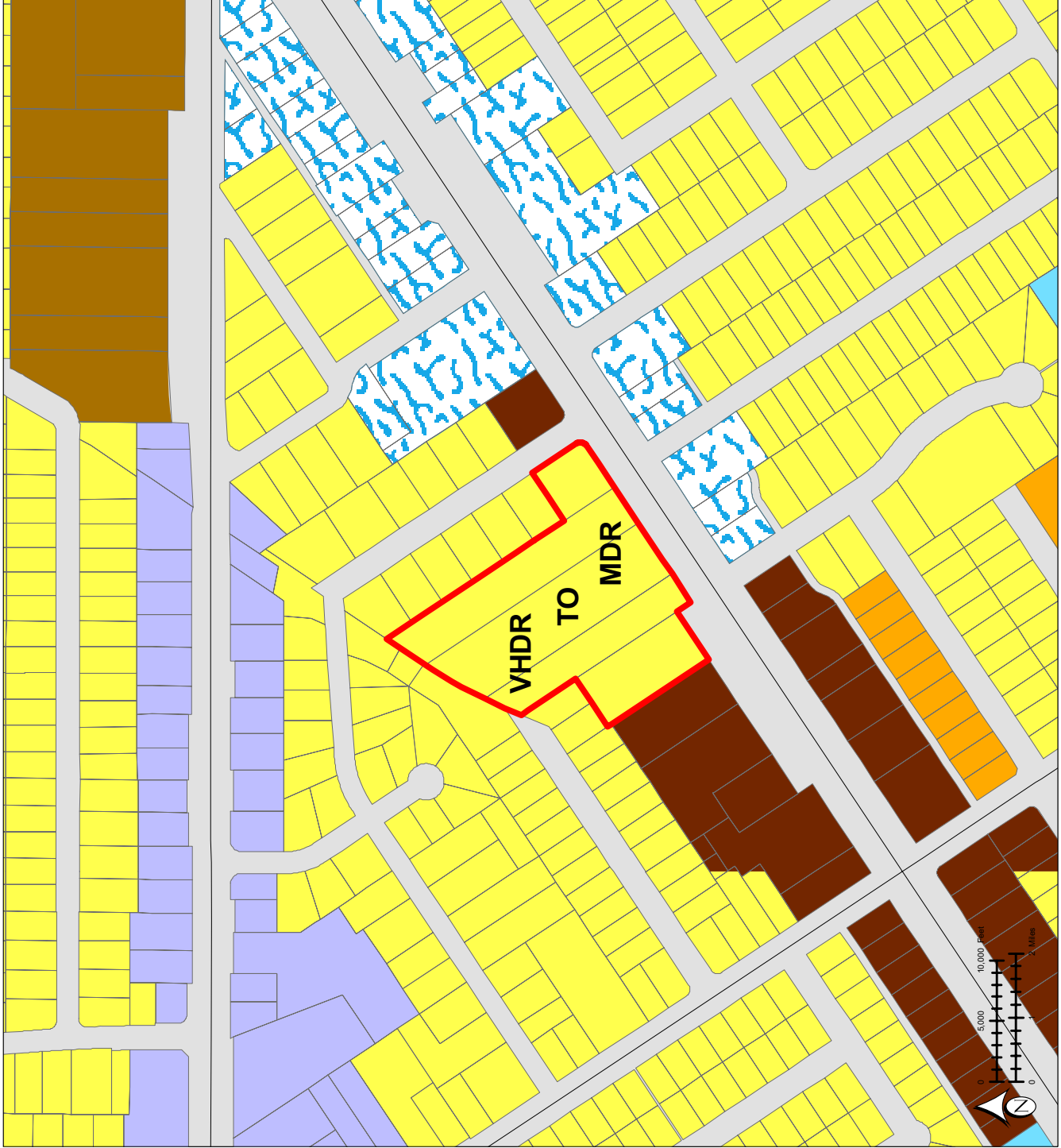


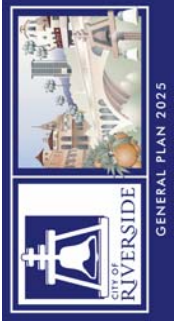
LEGEND

- RIVERSIDE CITY BOUNDARIES
- RIVERSIDE PROPOSED SPHERE OF INFLUENCE
- POTENTIAL SPECIFIC PLAN
- GENERAL PLAN 2025**
- DRAFT LAND USE ELEMENT**
- A - AGRICULTURAL
- ARR - AGRICULTURAL/RURAL RESIDENTIAL
- HR - HILLSIDE RESIDENTIAL
- SRR - SEMI RURAL RESIDENTIAL
- VLDR - VERY LOW DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- HDR - HIGH DENSITY RESIDENTIAL
- VHDR - VERY HIGH DENSITY RESIDENTIAL
- C - COMMERCIAL
- CRC - COMMERCIAL REGIONAL CENTER
- DSP - DOWNTOWN SPECIFIC PLAN
- OSP - ORANGECREST SPECIFIC PLAN
- O - OFFICE
- BIOP - BUSINESS/OFFICE PARK
- I - INDUSTRIAL
- MU-N - MIXED USE-NEIGHBORHOOD
- MU-V - MIXED USE-VILLAGE
- MU-U - MIXED USE-URBAN
- PF - PUBLIC FACILITIES/INSTITUTIONAL
- PR - PRIVATE RECREATION
- P - PUBLIC PARK
- OS - OPEN SPACE/NATURAL RESOURCES
- RAT - KANGAROO RAT HABITAT

* SEE TABLE LU-3 (LAND USE DESIGNATIONS) IN GENERAL PLAN SOURCE: CITY OF RIVERSIDE

**LAND USE
POLICY MAP**





LEGEND

- RIVERSIDE CITY BOUNDARIES
- RIVERSIDE PROPOSED SPHERE OF INFLUENCE

ZONING

- RESIDENTIAL ZONES**
- RE
 - RA-5
 - RR
 - RC
 - R-1-1/2 acre
 - R-1-13000
 - R-1-10500
 - R-1-8500
 - R-1-7000
 - R-3-4000
 - R-3-3000
 - R-3-2500
 - R-3-2000
 - R-3-1500
- COMMERCIAL/INDUSTRIAL ZONES**
- O
 - CR
 - CRC
 - CG
 - BMP
 - I

- DOWNTOWN SPECIFIC PLANS**
- DSP-AS
 - DSP-HC
 - DSP-JC
 - DSP-MSG
 - DSP-NC
 - DSP-NMS
 - DSP-PPO
 - DSP-RC
 - DSP-RES

- OTHER ZONES**
- AIR
 - RWY
 - OSP-CID
 - PF
- OVERLAY ZONES**
- WC

*AMENDMENTS TO THE MAP AFTER ZONING CODE ADOPTION WILL BE MAINTAINED ON FILE IN THE PLANNING DIVISION

SOURCE: CITY OF RIVERSIDE

ZONING MAP OF THE CITY OF RIVERSIDE

