

3. PROJECT DESCRIPTION

The City of Riverside distributed a Notice of Preparation (NOP) on February 23, 2004, to City, County and State agencies; other public agencies; and interested private organizations and individuals and held a scoping meeting before the City Planning Commission on March 18, 2004. In November 2004, the City of Riverside circulated a Draft EIR for the General Plan, updates to the Zoning Code and Subdivision Code, the Magnolia Avenue Specific Plan and the Citywide Design and Sign Guidelines. In the process of reviewing the comments received on the previously circulated Draft EIR, the City determined to recirculate the Draft EIR pursuant to Section 15088.5 of the CEQA Guidelines. This recirculated EIR includes all changes to the documents recommended by the City Council at the March 21, 2006 City Council hearing and an amendment to the Noise Code for consistency with the proposed Noise Element and State regulations.

Project Setting and Planning Area

The City of Riverside is located in western Riverside County and is bounded on the north by the unincorporated Riverside County communities of Rubidoux and Jurupa and the cities of Colton and Rialto (San Bernardino County), on the east by the 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. **Figure 3-1, Regional Location** shows the regional location.

The Project Planning Area consists of the corporate boundaries of the City of Riverside and the City's Northern and Southern Spheres of Influence (see **Figure 3-2, Planning Area Boundaries**). The existing City corporate boundaries include approximately 51,310 gross acres as of December 2006. The Northern Sphere of Influence encompasses lands from the existing City limits to the San Bernardino County line and east to the Box Springs Mountain Regional Park and includes the community of Highgrove. This area is approximately 4,088 gross acres. The Southern Sphere of Influence extends from the City's southern border to the crest of the Cajalco Ridge, just southerly of Cajalco Road. The area includes the communities of El Sobrante, Glen Valley, Woodcrest, and limited portions of Gavilan Hills and Lake Mathews and is approximately 36,826 gross acres. During 2006, the Riverside Local Agency Formation Commission conducted a review of the City's Sphere of Influence and affirmed the boundaries identified above.

The Project

The Project is the adoption and implementation of the following programmatic land use planning documents:

1. Comprehensive update of the City of Riverside General Plan (see **Figure 3-3, Conceptual Land Use Plan**).
2. Comprehensive update of the City of Riverside Zoning Code (Title 19 of the Municipal Code of the City of Riverside) and the rezoning of properties to reflect new zone names and to respond to General Plan land use designation changes in focus areas City-wide.

3. Comprehensive update of the City of Riverside Subdivision Code (Title 18 of the Riverside Municipal Code of the City of Riverside).
4. Amendment to the Noise Code (Title 7 of the Municipal Code of the City of Riverside).
5. Adoption of the Magnolia Avenue Specific Plan. (See **Figure 3-4, Magnolia Avenue Specific Plan Areas.**)
6. Adoption of Citywide Design and Sign Guidelines.

For the purposes of this EIR, the above documents are collectively referred to as “the Project.”

Project Objectives

A clear statement of Project objectives allows for the analysis of reasonable alternatives to the proposed Project, assists the City in making the findings required by CEQA, and informs the City’s statement of overriding considerations. The City’s objectives for each of the Project’s major components are described below.

General Plan

- Encourage the revitalization of underutilized commercial properties through redesignation of lands for mixed-use development.
- Enact “smart growth principles” to improve quality of life for City residents and reduce urban sprawl.
- Allow for higher density residential uses at underutilized in-town locations where residents will have access to transit and supportive commercial services.
- Establish neighborhoods as the fundamental planning units of the City.
- Preserve and enhance the City’s natural and cultural assets.
- Provide circulation facilities adequate to serve proposed land uses and meet community needs.
- Minimize the negative impacts of regional traffic upon the City’s local roadways.
- Establish policies to facilitate partnerships among Riverside’s cultural and educational institutions to achieve community goals.
- Establish policies and programs to enhance the City’s standing as the arts and culture center of the Inland Empire.
- Establish policies and programs that will contribute to the improvement of local and regional air quality.
- Establish policies to ensure that people are protected from health and safety hazards and unwanted noise intrusion.
- Ensure the provision of adequate public facilities and public services to existing and to-be-developed portions of the Planning Area.
- Accommodate the growth projected by the Southern California Association of Governments (SCAG) in an environmentally sensitive manner, while promoting the Smart Growth principles.

Zoning Code Update

- Update Zoning Code text and map to reflect new land use policies contained in the updated General Plan.
- Reorganize to create a logical and intuitive format to facilitate use by citizens, interested parties, and City staff responsible for zoning administration.
- Make consistent with the most recent changes in State and Federal laws and regulations.
- Reduce and reorganize residential, commercial, and industrial zones to simplify the land use classification system.
- Simplify and streamline administrative procedures and processes.

Subdivision Code Revision

- Reorganize to create a logical and intuitive format to facilitate use by citizens, land developers, and City staff responsible for subdivision administration.
- Make consistent with the most recent changes in State and Federal laws and regulations.
- Update to reflect new land use and circulation policies contained in the updated General Plan.
- Simplify and streamline administrative procedures and processes.

Noise Code Amendment

- Make consistent with updated General Plan standards.
- Update to reflect new Zone designations.
- Protect public health consistent with State interior noise standards.

Magnolia Avenue Specific Plan

- Provide a detailed framework of growth and change for the City's transportation backbone consistent with land use, urban design and circulation objectives, and policies within the General Plan update.
- Enhance the public streetscape of Magnolia Avenue.
- Facilitate transit usage along Riverside's principal arterial roadway.
- Encourage quality design that enhances the overall appearance of Magnolia Avenue.

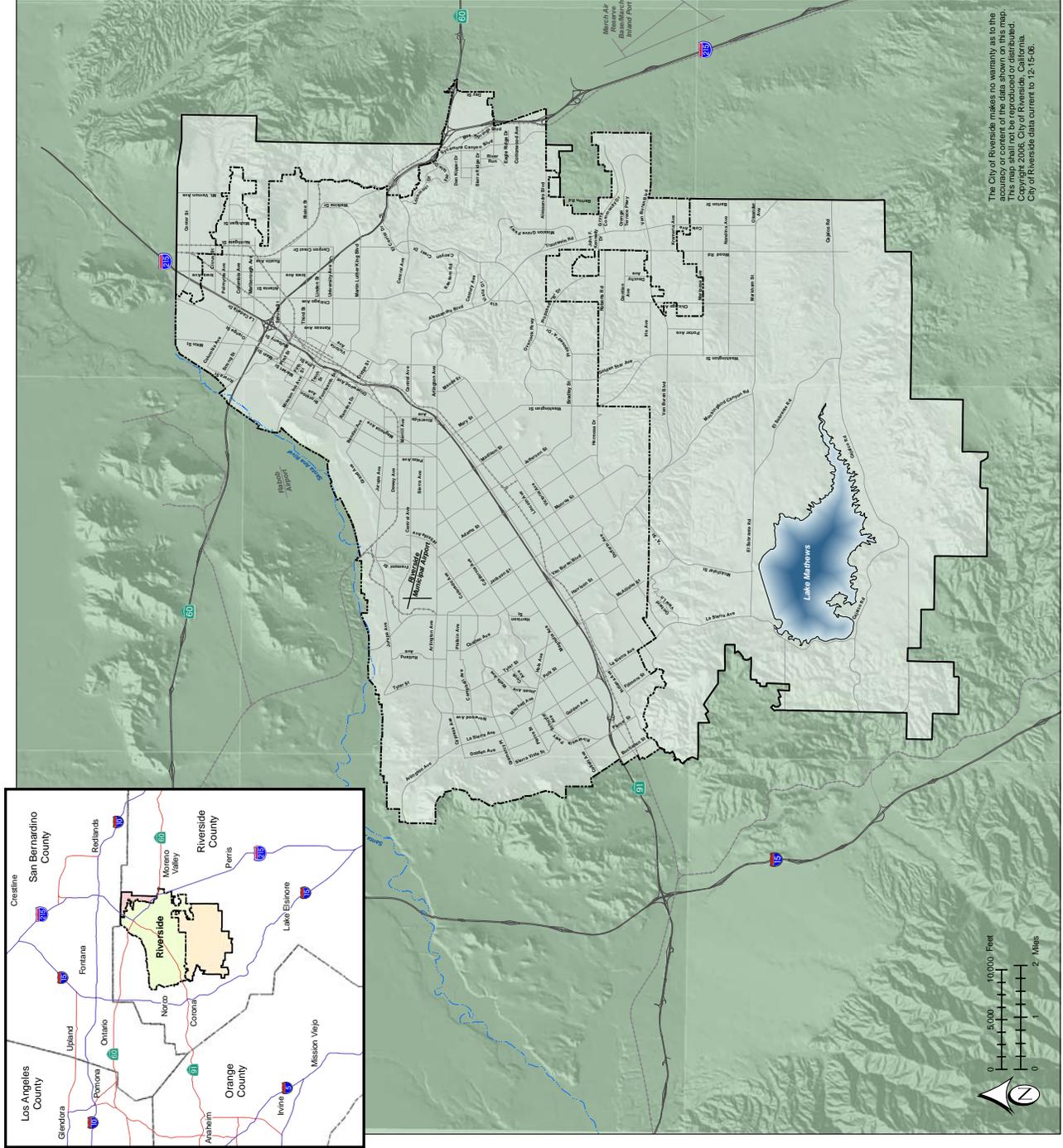
Citywide Design and Sign Guidelines

- Provide visual examples of desirable and allowable design features applicable to all new future development.
- Reduce uncertainty in the discretionary review of new developments.
- Provide for quality building design.
- Provide for signage that complements developments and achieves the City's overall design objectives.
- Improve the visual character of the City's built environment.



LEGEND

- RIVERSIDE CITY BOUNDARY
- RIVERSIDE PROPOSED SPHERE OF INFLUENCE



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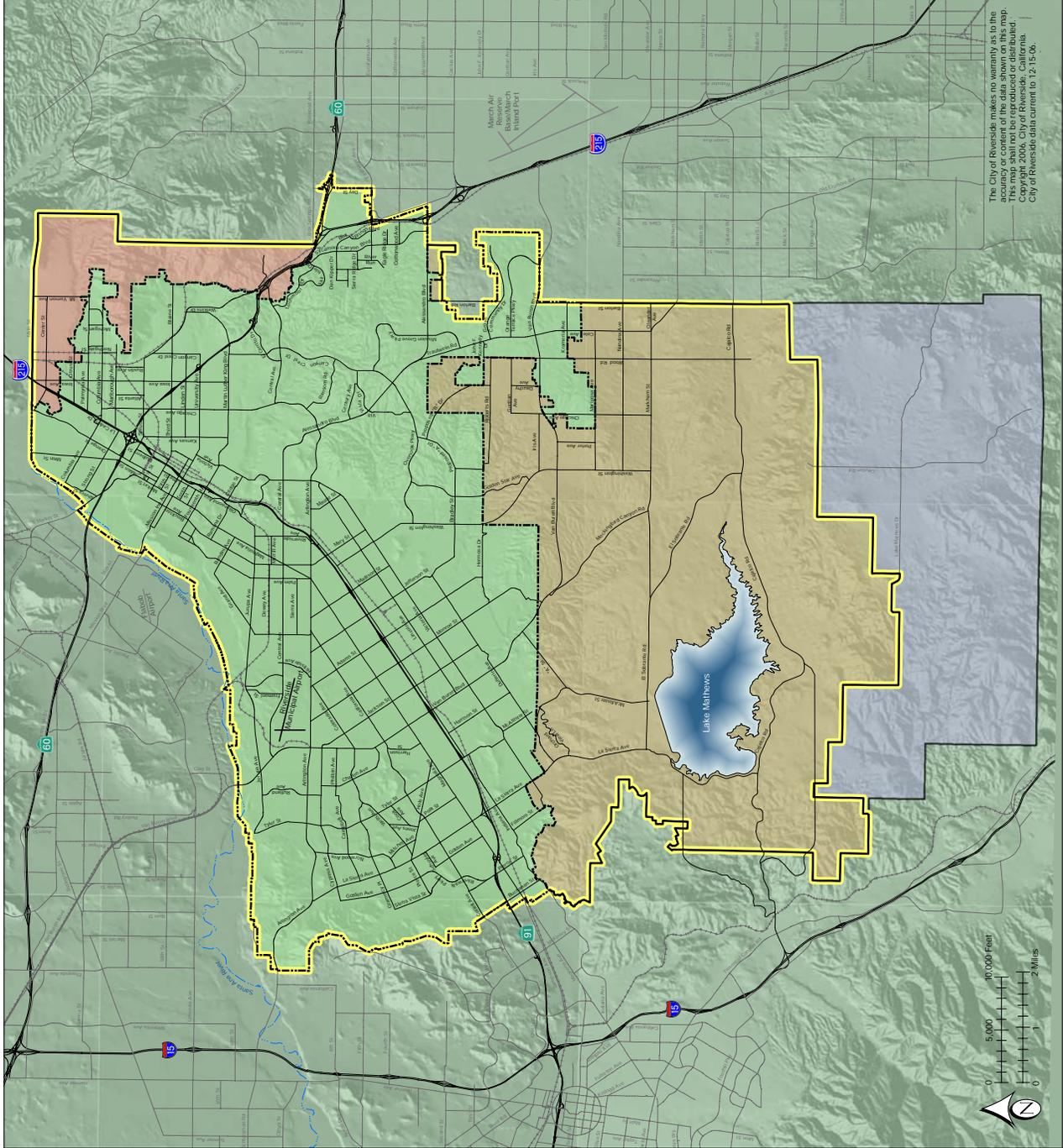
**Figure 3-1
REGIONAL LOCATION**



LEGEND

- PLANNING AREA
- CITY OF RIVERSIDE
- PREVIOUSLY PROPOSED SPHERE OF INFLUENCE
- PROPOSED SPHERE OF INFLUENCE:**
 - NORTHERN SPHERE
 - SOUTHERN SPHERE

SOURCE: CITY OF RIVERSIDE



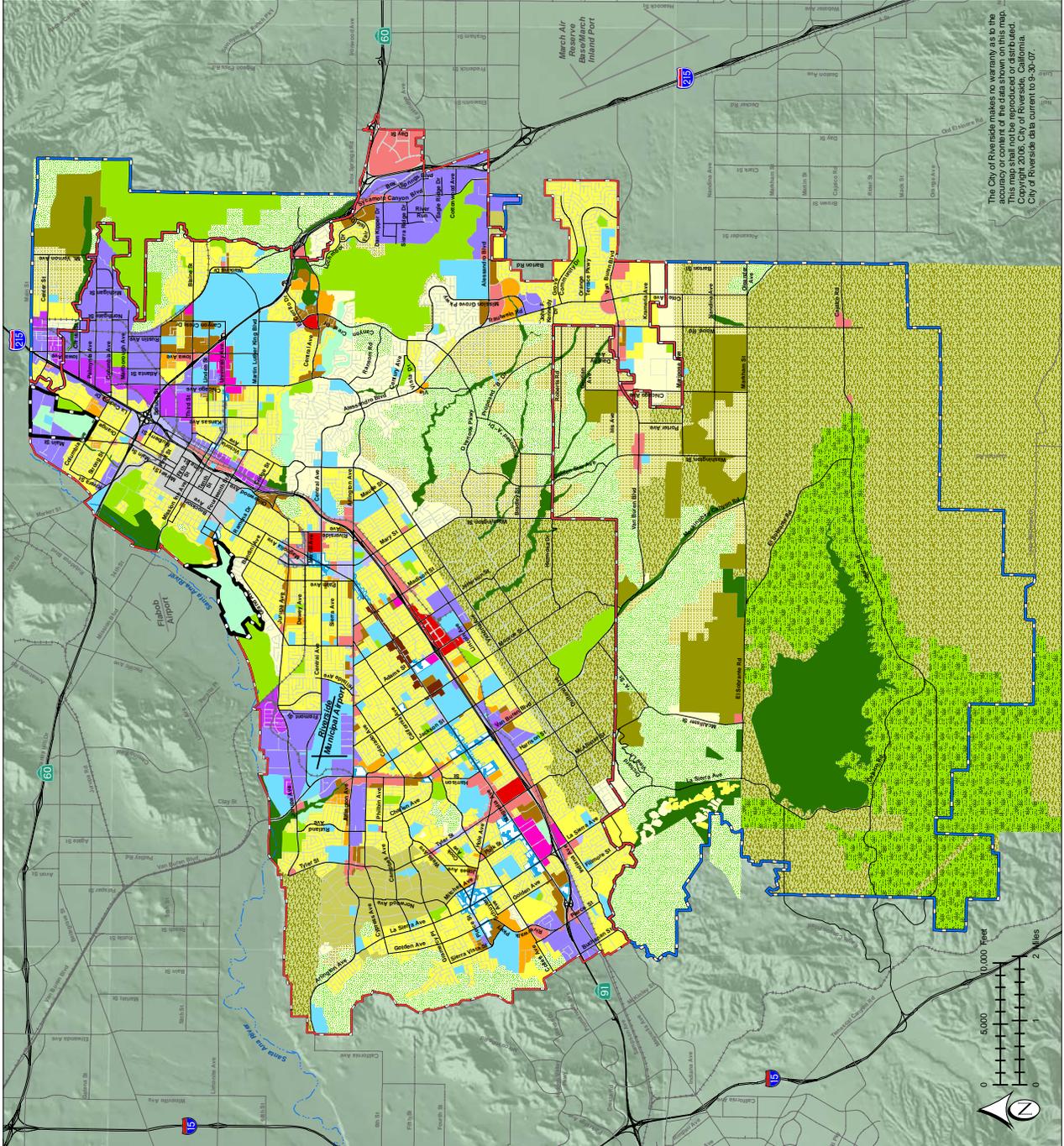
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**Figure 3-2
PLANNING AREA
BOUNDARIES**



LEGEND

- RIVERSIDE CITY BOUNDARIES
 - RIVERSIDE PROPOSED SPHERE OF INFLUENCE
 - POTENTIAL SPECIFIC PLAN
 - GENERAL PLAN 2025 DRAFT LAND USE ELEMENT**
 - A - AGRICULTURAL
 - AVRR - 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
 - BOP - 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

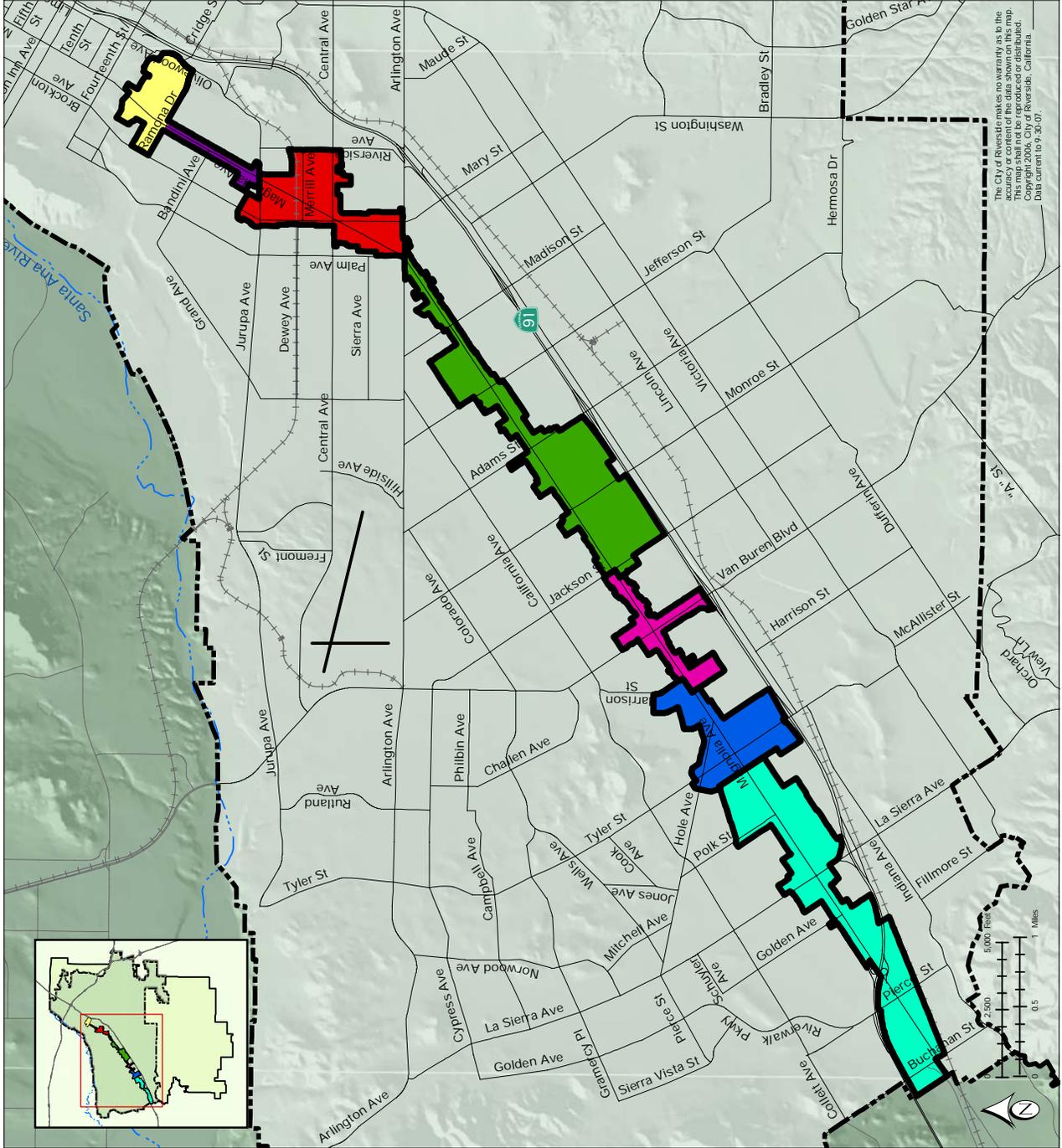


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**Figure 3-3
CONCEPTUAL
LAND USE PLAN**



- LEGEND**
- MAGNOLIA AVENUE SPECIFIC PLAN
 - LA SIERRA
 - GALLERIA
 - ARLINGTON VILLAGE
 - MAGNOLIA HERITAGE
 - MAGNOLIA CENTER
 - WOOD STREETS
 - WOOD STREETS/INSTITUTIONAL
 - RIVERSIDE CITY BOUNDARY
 - RIVERSIDE PROPOSED SPHERE OF INFLUENCE
- SOURCE: CITY OF RIVERSIDE



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**Figure 3-4
MAGNOLIA AVENUE
SPECIFIC PLAN
AREAS**

General Plan

The City of Riverside General Plan was last updated comprehensively in 1994. Since then, only two major amendments have occurred: (1) in 2001, the City adopted a revised Housing Element, and (2) in 2003, the City adopted a new (optional) Historic Preservation Element.

The City has undertaken a comprehensive update of the General Plan that involves changes to all required elements, including minor changes to the Historic Preservation Element, which was adopted in 2003, to incorporate the City’s vision into an action-oriented document. Minor changes to the Historic Preservation Element were made for consistency with the Program.

The draft General Plan, referred to herein as the “draft General Plan” or “General Plan,” and its Implementation Plan are incorporated herein by reference and include the following elements. Abbreviations used for numbering objectives and policies within elements are noted in parentheses.

- Introduction (I) – optional element
- Land Use and Urban Design (LU) – required element
- Circulation and Community Mobility (CCM) – required element
- Housing (H) – required element
- Arts and Culture (AC) – optional element
- Education (ED) – optional element
- Public Safety (PS) – required element
- Noise (N) – required element
- Open Space and Conservation (OS) – required element
- Public Facilities and Infrastructure (PF) – required issues/optional element
- Parks and Recreation (PR) – required issues/optional element
- Historic Preservation (HP) – optional element
- Air Quality (AQ) – optional element

This recirculated EIR includes the changes to the General Plan recommended by the City Council March 21, 2006. In addition, some updated information and new analysis are included in the recirculated EIR, which were not in the previous version. Some of these changes include the following:

- Changes to the Land Use Policy Map (LU-10)
- Adding Arlington Avenue as a parkway to the Riverside Park (LU-2)
- The reduction of the City’s Sphere of Influence to reflect the Riverside Local Area Formation Commission’s 2006 municipal service review for the City
- Changes to Master Plan of Roadways (CCM-4) as noted throughout the staff reports for the Planning Commission and City Council
- Modifications to the Public Safety Element, Noise Element and Circulation Element in regard to Airport Land Use Commission’s recommendations for compliance with the Riverside County Airport Land Use Compatibility Plan

- The relocation of the park site proposed in the Harbart Drive/Bradley Street area to the Bradley Street/Washington Street area as noted on the Parks, Open Space and Trails Figure (PR-1).
- Amendment to the Noise Code in regard to noise levels for single-family residential uses for consistency with the proposed Noise Element and State regulations.
- Reformat of entire document to clarify that General Plan Objectives, Policies and Implementation Tools are components of the Project being proposed and to add new mitigation measures where necessary
- Use of the checklist from the CEQA Guidelines as the basis for establishing thresholds in all sections of the document.
- New analysis, which had previously been done at only the Typical level of development, was performed at Maximum with Planned Residential Development (Max. w/PRD) to show a worst-case analysis for air quality, land use, population, traffic and utilities. (See below for definition of the levels of development.)

Key new proposals contained in the draft General Plan include:

1. Introduction of three new mixed-use development land use categories: Mixed Use – Neighborhood; Mixed Use – Village; and Mixed Use – Urban. These categories have been established to encourage revitalization of underutilized commercial properties, to enact smart growth policies and to reduce urban sprawl by facilitating infill development.
2. Introduction of the Very High Density Residential (VHDR) land use category to allow for a density of up to 40 dwelling units per acre at strategic locations in the City.
3. Changes to the Master Plan of Circulation to minimize the effects of regional growth on Riverside and to protect neighborhoods from “cut-through” traffic.
4. Inclusion of an Education Element that emphasizes the importance of partnering with all of Riverside’s educational institutions toward achieving community life-long learning goals.
5. Inclusion of an Arts and Culture Element that recognizes the many benefits arts can bring to the City, with a focus on promoting Riverside as the arts and cultural center of the Inland Empire.
6. Inclusion of a Parks and Recreation Element that reflects policies and programs contained in the recently adopted (2004) Parks and Recreation Master Plan.
7. Inclusion of an Air Quality Element that emphasizes the City’s resolve to be a leader in improving local and regional air quality.
8. Rescission of the Victoria Avenue Specific Plan and Hawarden Hills Specific Plan.

For the purposes of this EIR, the General Plan is being evaluated at three levels of development intensity. They range from the reasonably foreseeable “typical” densities that the City expects to be built in the next 20 years, to the absolute maximum allowable densities throughout the Planning Area; “maximum with planned residential development (Max. w/PRD),” which represents an extreme worst-case scenario that is not likely to occur. The EIR analyzes this

range of potential development scenarios in order to account for the inherent uncertainty in forecasting development impacts on a general plan level and to fully disclose to the City and the public the potential impacts associated with future development. The three levels of development are described below:

- Typical - The Typical level of development is the reasonably foreseeable, expected build-out within the Planning Area and is considered to represent the Project. It assumes typical residential densities, based on past development patterns, for future areas of development with most existing built-out areas generally staying the same as today. This is a likely scenario for how Riverside will grow in the future. Total population within the Planning Area is estimated to reach 383,077 by 2025 under the Typical level of development. This is fairly consistent with SCAG’s population projection for the same time period of 353,397.

- Maximum - The maximum allowable General Plan densities for future areas of residential and commercial development are assumed under this scenario, including an assumption that many existing buildings will be replaced with higher density development. Total population within the Planning Area could reach 486,376 by 2025 under the Maximum level of development.

- Max.w/PRD - Some maximum residential densities can be exceeded if proposed under a “planned residential development” (PRD). These Max. w/PRD densities were assumed in all areas where allowed. This represents a “worst case” for analysis purposes, but this level of development will not likely occur throughout the Planning Area unless catastrophic destruction occurred and many developed portions of the Planning Area were rebuilt at Maximum with PRD levels. Total population within the Planning Area is estimated to reach 585,926 by 2025 under the Maximum w/PRD level of development.

The Maximum and Maximum w/PRD projections are included and evaluated for comparison, but will not be fully realized due to proposed development projects having to comply with roadway level of service standards and site constraints such as topography. In addition, Titles 17 and 20, as well as the Riverside County Airport Land Use Plan, limit the amount of development that could actually occur. Existing development in place, other City Municipal Codes and Land Use Compatibility requirements related to noise, etc. will also restrict potential development, thus making full realization of Maximum and Maximum w/PRD scenarios unlikely.

As a result of full implementation of General Plan land use policy at the Typical expected level; the City’s population has the potential to grow from approximately 274,000 persons in 2003 to approximately 346,867 in 2025 within the City’s current city limits. For the entire Planning Area, the build-out population is estimated at 383,077. The City’s previous General Plan (from 1994) anticipated a population for the year 2010 of 310,000 for a Planning Area whose southern boundary stopped just north of Lake Mathews. The anticipated buildout population of this General Plan is more consistent with the population projections set forth by the Southern California Association of Governments (SCAG). SCAG’s projections reflect regional and statewide anticipated growth trends.

The previously circulated version of this EIR reviewed a Planning Area that was generally the same as the 1994 General Plan but extended the southern boundary further south to roughly the Cajalco Ridge and relied on the 1998 “Southern Sphere of Influence Plan” for policy for the remainder of the City’s sphere. However, in 2005 the Riverside Local Agency Formation Commission conducted a review of the City’s Sphere of Influence as part of its Municipal Services Review and reduced the City’s sphere to generally the Cajalco Ridge. Since the City’s sphere has been reduced the Planning Area of this project has been changed to include all of the City’s sphere as shown on **Figure 3-2, Planning Area Boundaries**.

Figure 3-5, Existing Land Uses 2003 shows the general distribution of land uses within the Planning Area. SCAG estimates that there were approximately 89,870 households within the City of Riverside in 2005. The General Plan Typical development scenario projects the development of 115,622 households within the current City limit by 2025. Therefore, approximately 25,752 new dwelling units will be added within the current City boundary. According to the City’s MetroScan data from 2003, there were approximately 7,450 single-family homes within the Sphere Areas. The General Plan Typical development scenario projects a total of approximately 12,070 dwelling units within the Sphere Areas by 2025 for an addition of 4,620 dwelling units. Thus the General Plan will enable the development of approximately 30,372 new dwelling units within the Planning Area. **Figure 3-3, Conceptual Land Use Plan**, shows the land use designations proposed by the General Plan update.

The General Plan also includes Appendix A, the Implementation Plan. The Implementation Plan is the official City policy for implementing the General Plan 2025 Program. The Government Code requires an action program consisting of specific programs (Tools) that the legislative body intends to pursue in implementing the Open Space, Noise and Housing Elements. The Proposed Implementation Plan also includes “Overarching Tools” that include other programs the City plans on pursuing upon adoption of the General Plan 2025 Program relevant to other sections of the General Plan 2025 Program. The Plan includes not only the tools but also, the responsible agencies that will be assigned those tools and a time frame in which to complete the tools. Upon adoption of the General Plan 2025 Program the City will provide an annual report to the Office of Planning and Research and the Department of Housing and Community Development on the status of the Program and the progress made in its implementation.

Zoning Code

The City of Riverside Zoning Code (Title 19, Riverside Municipal Code) has not been comprehensively revised since 1956, although it has been amended numerous times over the years to remain consistent with changes in State laws and to respond to changing City needs and objectives. The proposed changes to the Zoning Code are consistent with the General Plan and its analysis and as such the proposed changes do not support densities beyond those permitted by the General Plan. The Zoning Code revision involves, but is not limited to:

1. Changes to reflect new land use policies contained in the updated General Plan, including addition of three mixed-use zones to implement the updated General Plan land use

classifications. **Table 3-A** shows the correlation between zones and General Plan land use categories. **Table 3-B** shows how old and new zones have been reconciled.

2. Reorganization/reformatting to create a logical, intuitive organization to facilitate its use by citizens, interested parties, and City staff responsible for its administration.
3. Updates to provide consistency with the most recent changes in State and Federal laws and regulations.
4. Reworking of administrative procedures and processes to simplify and streamline the development review process.

As part of this Project, zoning designations will be updated on the Official Zoning Map to reflect the new zone names or new zones where old zones were completely deleted. Portions of the Zoning Map will be updated following adoption of the Project. However, as a charter City under California Government Code Section 34400 *et seq.*, Riverside is not required to maintain consistency between its General Plan and Zoning classifications.

Appendix B shows maps identifying parcels whose zone will change with Project adoption.



LEGEND

- RIVERSIDE CITY BOUNDARIES
- RIVERSIDE PROPOSED SPHERE OF INFLUENCE
- CEMETERY
- CHURCHES AND TEMPLES
- COMMERCIAL
- GOLF COURSES
- INDUSTRIAL/ MANUFACTURING
- LAKE
- OFFICE
- PARKS
- PUBLIC FACILITIES
- RECREATIONAL
- SCHOOLS
- SINGLE FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL/ AGRICULTURAL
- MULTI-FAMILY RESIDENTIAL
- VACANT LAND
- VACANT/AGRICULTURAL

SOURCE: CITY OF RIVERSIDE PLANNING DIVISION STAFF BASED UPON 2003 AERIAL IMAGERY

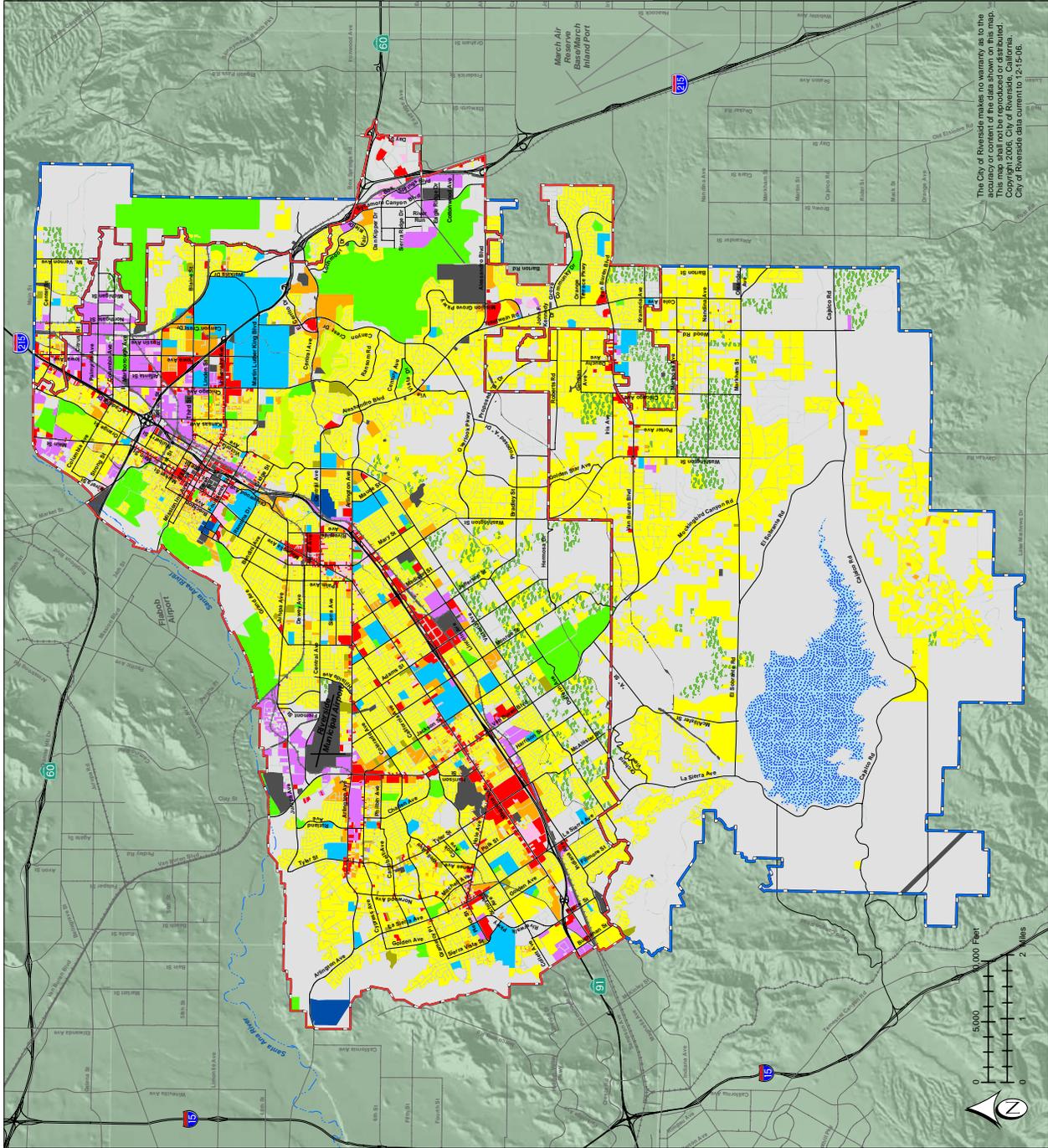


Figure 3-5
**EXISTING
LAND USES 2003**

Table 3-A Zones – General Plan Land Use Correlation			
General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
Single-Family Residential Land Use Designations			
Agricultural/Rural Residential (Max. 0.20 du/acre)	A/RR	RA-5	Residential Agriculture
Hillside Residential (Max. 0.63 du/acre)	HR	RC	Residential Conservation
Semi-Rural Residential (Max. 3.3 du/acre)	SRR	RR	Rural Residential
Very Low Density Residential (Max. 3.2 du/acre)	VLDR	RE R-1-1/2 acre	Residential Estate R-1-1/2 acre – Single Family
Low Density Residential (Max. 6.0 du/acre)	LDR	RE R-1-1/2 acre R-1-13000 R-1-10500 CS	Residential Estate R-1-1/2 acre – Single-Family R-1-13000 – Single-Family R-1-10500 – Single-Family Commercial Storage Overlay
Medium Density Residential (Max. 8.0 du/acre)	MDR	RE R-1-1/2 acre R-1-13000 R-1-10500 R-1-8500 R-1-7000 CS MH	Residential Estate R-1-1/2 acre – Single-Family R-1-13000 – Single-Family R-1-10500 – Single-Family R-1-8500 – Single-Family R-1-7000 – Single-Family Commercial Storage Overlay Mobile Home Park
Multi-Family Residential Land Use Designations			
Medium-High Density (Max. 14.5 du/acre)	MHDR	R-3-4000 R-3-3000 CS	R-3-4000 – Multi-family R-3-3000 – Multi-family Commercial Storage Overlay
High Density Residential (Max. 29 du/acre)	HDR	R-3-4000 R-3-3000 R-3-2500 R-3-2000 R-3-1500 CS	R-3-4000 – Multi-family R-3-3000 – Multi-family R-3-2500 – Multi-family R-3-2000 – Multi-family R-3-1500 – Multi-family Commercial Storage Overlay
Very High Density Residential (Max.40 du/acre)	VHDR	R-4	R-4 – Multi-family

Table 3-A Zones – General Plan Land Use Correlation			
General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
Commercial and Industrial Land Use Designations			
Commercial (Max. 0.50 FAR/acre)	C	CR CG CS NC	Commercial Retail Commercial General Commercial Storage Overlay Neighborhood Commercial Overlay
Commercial Regional Center (Max. 0.50 FAR/acre)	CRC	CRC	Commercial Regional Center
Office (Max. 1.0 FAR/acre)	O	O CS	Office Commercial Storage Overlay
Business/Office Park (Max. 1.50 FAR/acre)	B/OP	BMP AI CS	Business and Manufacturing Park Air Industrial Commercial Storage Overlay
Industrial (Max. 0.60 FAR/acre)	I	I CS AIR	General Industrial Commercial Storage Overlay Airport Zone
Mixed Use Designations			
Downtown Specific Plan (Various du and FAR/acre)	DSP	DSP	Downtown Specific Plan
Orangecrest Specific Plan (Various du and FAR/acre)	OSP	OSP	Orangecrest Specific Plan
Mixed Use – Neighborhood (Max. 10 du/acre, 1.0 FAR/acre)	MU-N	MU-N	Mixed Use – Neighborhood
Mixed Use – Village (Max. 30/40* du/acre, 2.5 FAR/acre)	MU-V	MU-V	Mixed Use – Village
Mixed Use – Urban (Max. 40/60* du/acre, 4.0 FAR/acre)	MU-U	MU-U	Mixed Use – Urban

Table 3-A Zones – General Plan Land Use Correlation			
General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
Community Amenities and Support Designations			
Agriculture (Max. 0.20 du/acre)	A	RA-5	Residential Agriculture
Public Parks	P	PF	Public Facilities
Private Recreation	PR	All Zones per the Requirement s of Title 19	Public Facilities
Open Space/Natural Resources	OS	PF	Public Facilities
Public Facilities and Institutional Uses (Max. 1.0 FAR/acre)	PF	PF AIR	Public Facilities Airport
All General Plan Land Use Designations		RWY AP X S SP WC	Railway Airport Protection Overlay Building Setback Overlay Story Overlay Specific Plan Overlay Water Course Overlay

**Table 3-B
 Zone Changes**

Old Zone	New Zone	Comment
Residential Zones		
HR (Horse Ranch)	RE (Residential Estate)	
RA (Agriculture)	RE (Residential Estate)	Emphasis on agriculture deleted. There are currently only 36 areas with this zoning in the City.
RA-2	Deleted	The RA-2 Zone will be deleted. There are no properties with this zoning at this time.
RA-5	RA-5	Retains minimum 5-acre lot size.
RR (Rural)	RR (Rural)	
RC (Conservation)	RC (Conservation)	
R-1-130	R-1-½ acre	
R-1-125	R-1-13000	
R-1-100	R-1-10500	
R-1-80	R-1-8500	
R-1-65	R-1-7000	
R-2 (Two-family)	Deleted	Deleted per direction of the City Council; properties will be rezoned appropriately.
R-3-R	R-3-2500	
R-3-40	R-3-4000	
R-3-30	R-3-3000	
R-3-20	R-3-2000	
R-3	R-3-1500	
R-3-H	R-4	Density lowered from 54 du/ac to 40 du/ac.
Commercial Zones		
RO (Restricted Office)	O (Office)	
P (Parking)	Deleted	The P Zone has been deleted; properties will be rezoned to appropriate commercial designation. Parking structures and off-site parking lots will be permitted by CUP.
CO (Commercial Office)	Deleted	Zone deleted and combined with O zone. There are only 5 areas in the City with this zoning.
C-1 (Neighborhood Shopping Center)	CR-NC (Commercial Retail—Neighborhood Commercial)	NC overlay zone has been applied
C-1-A (Community Shopping Center)	CR (Commercial Regional Center)	Regional shopping serving an area beyond Riverside
CL (Commercial Limited)	CR-NC (Commercial Retail—Neighborhood Commercial)	Zone deleted, replaced by either CR-NC
C-2 (Restricted Commercial)	CR (Commercial Retail)	
C-3 (General Commercial)	CG (Commercial General)	Serving several neighborhoods and the community in general.

**Table 3-B
Zone Changes**

Old Zone	New Zone	Comment
Industrial Zones		
MP (Manufacturing Park)	BMP (Business and Manufacturing Park)	Combined with the BP overlay zone to make BMP
M-1 (Light Industrial)	I (General Industrial)	M-1 and M-2 combined to create a new general manufacturing zone
M-2 (General Industrial)	Deleted	
Other Zones		
WC (Water Course)	WC (Water Course)	Converted to an Overlay Zone
FP (Floodplain)	Deleted	Properties in the FP Zone will be rezoned appropriately and most likely will include WC overlay zone.
RWY (Railway)	RWY (Railway)	Retained and revised slightly
AIR (Airport)	AIR (Airport)	
AI (Air Industrial)	AI (Air Industrial)	This is a zone to be applied in the future.
DSP (Downtown Specific Plan)	DSP (Downtown Specific Plan)	
O (Official)	PF (Public Facilities)	Properties in the current O zone will be rezoned with appropriate zoning per adjacent land uses or rezoned PF
Overlay Zones		
BP (Business Park Overlay)	Deleted	The BP Overlay Zone is deleted and has been combined with the old MP Zone to make BMP
D (Design Review)	Deleted	Redundant Overlay Zone
RL (Residential Livestock)	RL (Residential Livestock)	The properties with the RL Overlay Zone will continue to keep the RL Overlay Zone.
S (Height of Building)	S (Building Height)	Change height to feet instead of stories to accomplish stated purpose
X (Building Setback)	X (Setback)	Changed zoning symbol
SP (Specific Plan)	SP (Specific Plan)	
New Zones		
	MU-N	Mixed-use (Neighborhood)
	MU-V	Mixed-use (Village)
	MU-U	Mixed-use (Urban)
	OSP	Orangetrest Specific Plan
New Overlay Zones		
	AP	Airport Protection Overlay
	CS	Commercial Storage (Mini-storage)
	MH	Mobile Home Park Overlay
	NC	Neighborhood Commercial Overlay, provides additional neighborhood protections when commercial zones are adjacent to residential

Subdivision Code

The City of Riverside Subdivision Code (Title 18, Riverside Municipal Code) was last updated comprehensively in 1978. Since then, several changes to the State Subdivision Map Act have occurred. This revision of the City's Subdivision Code has been accomplished to bring the Subdivision Code up to date with current law, to simplify review processes (for example, allowing administrative approval of parcel maps) and to create a more logical organization of the Code. The proposed changes to the Subdivision Code are consistent with the General Plan and its analysis and as such the proposed changes do not support densities beyond those permitted by the General Plan.

Noise Code

The purpose of the City of Riverside Noise Code is to help protect residents and visitors of the City from being impacted by noise created by other residents and/or visitors of the City. The City of Riverside Noise Code (Title 7, Riverside Municipal Code) is proposed to be amended to better reflect State regulations in regard to exterior noise levels for single family residential uses and to address the increase in ambient noise levels within the City since the Noise Code was originally adopted. Currently the Noise Code prohibits exterior nuisance noise in excess of 55 dBA for residential uses. However, when noise monitoring was done in preparation for the General Plan update, it was clear that this noise level was not being maintained in many existing locations. State Regulations (Title 24) require interior noise levels of 45 dBA for residential uses; standard construction practices can be expected to decrease exterior to interior noise by about 20 dBA. The proposed Noise Element of the General Plan is consistent with the State law; therefore, the Noise Code is proposed to be amended to be consistent with the General Plan.

Magnolia Avenue Specific Plan

The Magnolia Avenue Specific Plan has been prepared to create a comprehensive and detailed framework of objectives, policies, and implementation tools to guide growth and change along one of Riverside's prominent thoroughfares. The Specific Plan builds upon past public visioning programs and associated studies of the corridor. The Specific Plan also builds upon policies and works in tandem with the Zoning Code to regulate land use and development within the Magnolia Avenue corridor. **Figure 3-4, Magnolia Avenue Specific Plan Areas**, indicates the boundaries of the Magnolia Avenue Specific Plan.

The Specific Plan is organized around geographic segments of the corridor and includes detailed land use regulations design standards for each of the corridor's several districts. The Specific Plan also identifies streetscape and roadway improvements to be accomplished, including the potential establishment of a Class I bicycle route along the corridor.

Citywide Design and Sign Guidelines

The Citywide Design and Sign Guidelines set forth design parameters for development consistent with provisions of the General Plan and Zoning Code. The Guidelines provide text and pictorial representations of desirable and allowable design standards for single and multiple family dwellings, and industrial, commercial, office and public facility buildings. Design areas addressed include site planning, building appearance, landscaping, fences, and walls, screening, lighting, and open space. The Guidelines also contain a comprehensive chapter on sign guidelines that articulates standards and objectives set forth in the City's Zoning Code.

Analysis of the Project Components in the EIR

As noted above, this EIR clarifies that various General Plan policies are project components proposed by the City, and are not mitigation measures proposed in this EIR. Those General Plan policies that will by themselves avoid or otherwise address various potential environmental impacts are listed and discussed in each topic area of this EIR. This EIR highlights General Plan policies because, according to state planning law, the General Plan is at the top of the local planning hierarchy. Readers should note, however, that each of the project components and the EIR are designed to function concurrently. Thus, in addition to the listed General Plan policies, guidance contained in the Magnolia Avenue Specific Plan and provisions of the Zoning Code, for example, may also further address potential environmental concerns. This EIR highlights some of the more relevant specific provisions of the other project components throughout the EIR.